

## REAL STATE ACCOUNTING

“Mastering Financial Accounting and Reporting for the Real Estate Sector”

### Schedule

Date	Venue	Fees (Face-to-Face)
20 - 24 Apr 2026	Dubai, UAE	USD 3495 per delegate

► Available delivery methods: Face-to-Face & Online Training

### Introduction

Real estate accounting requires specialized knowledge to handle the complexities of real estate transactions, property management, and real estate investments. This 5-day course will provide participants with the foundational skills and techniques needed to effectively manage the financial accounting and reporting for real estate transactions. The course will cover accounting for real estate acquisitions, leases, property management, financing, and the impact of IFRS and local regulations on real estate financial statements. With a focus on practical applications, participants will gain the skills needed to manage the financial reporting for residential, commercial, and investment properties.

### Objectives

By the end of this course, participants will be able to:

- Understand the principles of real estate accounting and how it applies to property management and investment
- Record, manage, and report on real estate transactions, including acquisitions, sales, and leases
- Apply IFRS and local accounting standards to real estate accounting practices
- Effectively track and report on property revenue, expenses, and valuations
- Develop financial reports for real estate assets, investments, and property management

## Why Attend

- Gain a comprehensive understanding of the key aspects of real estate accounting
- Learn how to prepare and manage financial statements for different types of real estate assets
- Master accounting practices for real estate transactions such as acquisitions, financing, and leases
- Understand the impact of IFRS on real estate accounting and reporting requirements
- Enhance your ability to manage property finances, track cash flow, and generate accurate reports

## Target Audience

This program is designed for:

- Accountants and finance professionals working in the real estate sector
- Real estate managers and developers involved in financial planning and reporting
- Investment analysts and portfolio managers in real estate investment trusts (REITs)
- Financial analysts responsible for real estate investment analysis
- Anyone interested in learning or improving their understanding of real estate accounting practices

## Individual Benefits

Key competencies that will be developed include:

- In-depth knowledge of real estate accounting practices for various types of properties
- The ability to apply local accounting standards and IFRS to real estate transactions
- Proficiency in financial reporting, property management accounting, and investment accounting
- Expertise in handling real estate investment portfolios, including financial modeling and analysis
- Skills to track and report on real estate financial performance, profitability, and cash flow

## Organizational Benefits

Upon completing the training course, participants will demonstrate:

- Improved understanding and application of real estate accounting practices within the organization
- Enhanced ability to manage property-related financial transactions and create accurate financial statements
- Stronger ability to manage real estate investment portfolios and evaluate the financial performance of properties
- More effective financial reporting and decision-making in real estate investment and property management
- Better alignment with local regulations and IFRS standards, improving regulatory compliance

## Instructional Methodology

- Lectures on the fundamentals of real estate accounting and key financial reporting principles
- Case studies to explore real-world real estate accounting practices and challenges
- Interactive discussions on the impact of different accounting standards and regulations on real estate
- Workshops on preparing financial statements, investment analysis, and property management reports
- Hands-on exercises to practice accounting for real estate transactions and investment portfolios

## Course Outline

**Training Hours: 07:30 AM - 03:30 PM** Daily Format: 3-4 Learning Modules | Coffee Breaks: 09:30 & 11:15 | Lunch Break: 01:00 - 02:00

### Day 1: Introduction to Real Estate Accounting and Key Principles

- Module 1: Overview of Real Estate Accounting (07:30 - 09:30) • What is real estate accounting and why is it important? • Key differences between real estate accounting and general accounting practices • Overview of real estate transactions and their impact on financial statements
- Module 2: Real Estate Transactions: Acquisition, Sale, and Financing (09:45 - 11:15) • Accounting for real estate acquisitions and dispositions • Loan financing for real estate transactions • Recording and reporting on property-related income and expenses
- Module 3: Workshop - Accounting for Real Estate Acquisitions (11:30 - 01:00) • Participants will develop journal entries for a sample real estate acquisition transaction

### Day 2: Accounting for Leases and Property Management

- Module 4: Accounting for Leases (07:30 - 09:30) • Lease classifications: operating vs. capital leases • Accounting for lease payments and lease liabilities • IFRS and local lease accounting requirements
- Module 5: Property Management and Financial Reporting (09:45 - 11:15) • Accounting for operating expenses, repairs, and maintenance costs • Managing rental income and operating expenses for real estate portfolios • Reporting for property management companies
- Module 6: Workshop - Managing Real Estate Leases and Reporting (11:30 - 01:00) • Participants will record lease-related transactions and develop property management reports

### Day 3: Real Estate Investment Accounting and Financial Reporting

- Module 7: Real Estate Investment Accounting (07:30 - 09:30) • Understanding the financial structure of real estate investments • Accounting for real estate investment trusts (REITs) and property funds • Investment valuation and the impact on financial statements
- Module 8: Financial Reporting for Real Estate Assets (09:45 - 11:15) • Preparing balance sheets, income statements, and cash flow statements for real estate companies • The impact of IFRS 16 on real estate financial reporting • Property valuations and adjustments in real estate reporting
- Module 9: Workshop - Real Estate Investment Portfolio and Reporting (11:30 - 01:00) • Participants will create financial reports for a real estate investment portfolio

### Day 4: IFRS and Local Regulations in Real Estate Accounting

- Module 10: IFRS and Local Standards for Real Estate (07:30 - 09:30) • Overview of IFRS standards impacting real estate accounting • Local accounting regulations and their impact on real estate financial statements • Real estate accounting under IFRS 13 (fair value measurement) and IFRS 16 (leases)
- Module 11: Compliance and Reporting Under IFRS (09:45 - 11:15) • How to ensure compliance with local and international accounting standards • Financial disclosures required for real estate companies • Preparing financial statements in line with IFRS
- Module 12: Workshop - IFRS Reporting for Real Estate (11:30 - 01:00) • Participants will apply IFRS standards to prepare financial statements for a real estate company

### Day 5: Advanced Topics and Best Practices in Real Estate Accounting

- Module 13: Advanced Topics in Real Estate Accounting (07:30 - 09:30) • Accounting for real estate joint ventures and partnerships • Tax considerations in real estate accounting • Sustainability reporting and its impact on financial statements
- Module 14: Best Practices for Real Estate Financial Management (09:45 - 11:15) • Streamlining accounting processes for real estate transactions • Leveraging technology for real estate financial management • Best practices in budgeting, forecasting, and financial analysis for real estate companies
- Module 15: Final Workshop - Integrating Real Estate Accounting Practices (11:30 - 01:00) • Participants will integrate concepts from the course to prepare a comprehensive set of real estate financial reports

## Certification

Upon successful completion of this course, participants will receive a Certificate of Completion in Real Estate Accounting, demonstrating their ability to manage real estate transactions, financial reporting, and property management accounting effectively.

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