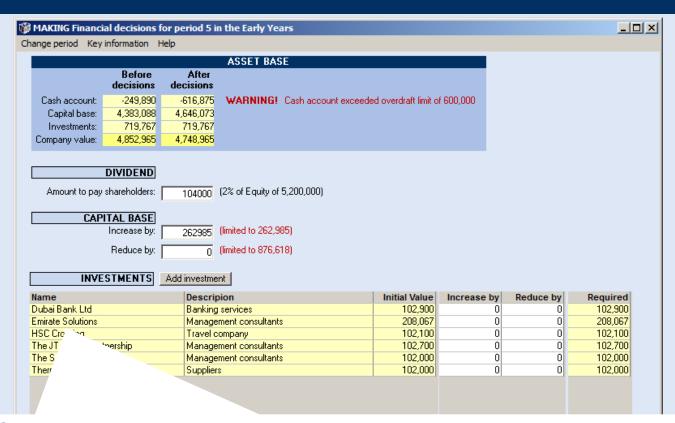
ENGINUITY TUTORIAL



Investments





INVESTMENTS

The core business of the company is procuring and progressing contracts, and if done successfully the company will report a healthy operating profit, and increase the company's value. However, there are alternative ways of increasing the value of the company, such as by investing in other concerns, which may or may not be construction-related.

There are **two ways** of increasing the company's value through investments:-

- Investment returns; that change the value of the investments
- Investment benefits; that reduce costs on jobs in progress (build or risk costs)

We can examine the company's current 6 investments by using the **Display details** option.

We will first look at the investment in **Emirate Solutions**.



Investment Details



EMIRATE SOLUTIONS

Desc: Management consultants

Profile: Based in Ajman in the UAE, Emirate Solutions are one of the most influential and respected risk management companies serving serving clients across the world in the construction

industry

Since their inception in 2005, the company have made meteroic strides, establishing a network of offices across the Middle East and Internationally. They have a reputation for delivering effective risk management solutions to their clients in the energy sector, in which they specialise. Their advice recently saved a major client a fortune when construction of a large oil well ran into difficulties, advice that won the company a prestigious risk management award from a global construction industry magazine.

PERFORMANCE HISTORY

PERIOD RETURNS

			Company ii		
P	eriod	% return to investors	Amount invested	Investment return	Information for investors
	1	2.5 %	0	0	Nothing to report
	2	2.6 %	0	0	Nothing to report
	3	2.4 %	100,000	2,400	Nothing to report
	4	2.8 %	202,400	5,667	Nothing to report

Company investment

BENEFITS - REDUCTION IN JOB COSTS

	Build cost	Risk cost	% of total
Industrial	0	0	0%
Building & Commercial	0	0	0%
Transport	0	0	0%
Energy	0	0	0%
Water & Sewage	0	0	0%
	0	0	

INVESTMENT RETURNS

Cash returns vary each period depending upon the performance of an investment, and either increase or reduce the value of an investment.

Whether or not the investment has been a success, in terms of the cash return, and would be worth investing further in would depend upon looking deeper into the prevalent bank rates, both credit and overdraft rates (as defined in the **Industry parameters**) at the time the investments were made, as well as the balance of the cash account.

During periods 1 to 4 the returns from **Emirate Solutions** were very good, between 2.4 and 2.8% each period, and it is certainly worth considering further investment if the cash account will support it.





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PERFORMANCE HISTORY PERIOD RETURNS BENEFITS - REDUCTION IN JOB COSTS Company investment Build cost Risk cost % of total Investment Information for investors % return to Amount 0 0 0% Period investors invested return 0 0 0% 2.5% 0 0 Nothing to report 0 0 0% 2.6% 0 Nothing to report 0 0 0% 3 2.4% 100,000 2,400 Nothing to report 0 0% 2.8% 202,400 5,667 Nothing to report 0

INVESTMENT BENEFITS

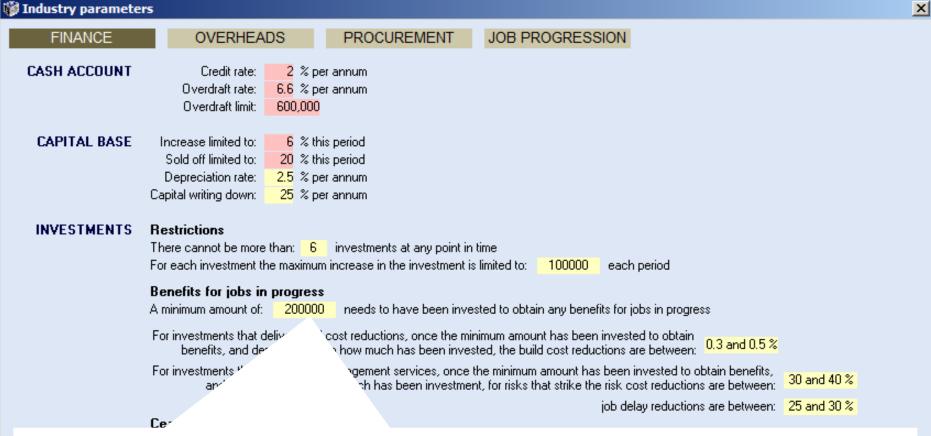
As well as investing in other companies to yield a better return than can be obtained from the bank, there is **potentially an even more lucrative reason** for investing in other concerns.

If enough money is invested in particular concerns, costs may be reduced on work in progress in specific sectors :-

- BUILD COST REDUCTIONS; These are earned by investing in businesses that supply commodities that are used directly in the construction phase, such as materials and plant e.g., investing in an asphalt company would reduce build costs for any Transport work being undertaken.
- RISK COST REDUCTIONS; These are earned by investing in management consultants that offer risk management services to the construction industry.

If the investment profile indicates potential benefits to jobs in progress, the benefits are only accrued if enough money is invested.





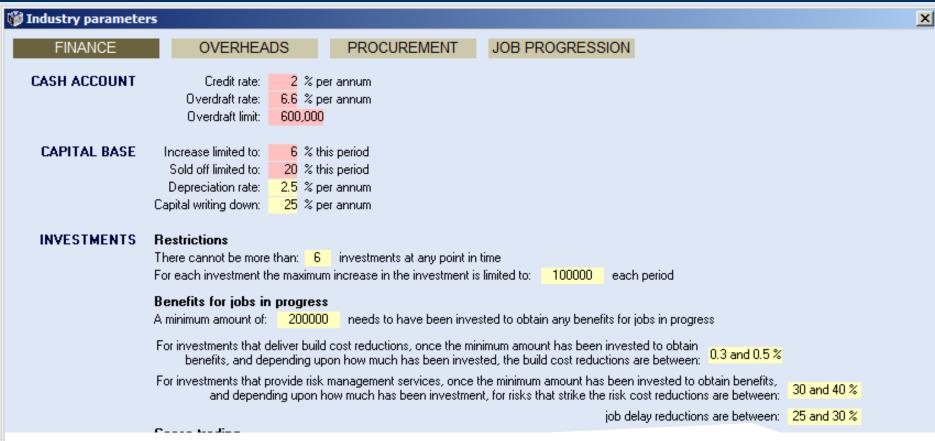
The **Industry parameters** show that a **minimum amount of 200,000 needs to be invested** to obtain any benefits. This is the amount invested after the financial decisions have been made in the period.

As the **increase in an investment in a period is limited to 100,000**, it would take at least 2 periods to gain any cost reductions from an investment.

KEY POINTS

If an investment is not performing well, with negative investment returns, and the value of the investment falls, it may take longer than 2 periods for the investment value to reach the minimum level to gain any benefits.





Once the minimum investment threshold has been met, the cost reductions for each applicable job in progress are :-

- Build cost reductions of between 0.3 and 0.5%
- Risk cost reductions of between 30 and 40% for each risk that strikes

In the case of investing in risk management companies, as well as risk cost reductions, a further benefit is that if a risk strikes the potential job delay is also reduced, by between 25 and 30%.

KEY POINTS

There are 2 tiers of cost reductions, a lower and upper tier. You are not told the investment required to obtain the upper tier saving, and this knowledge can only be acquired as time progresses, but there is a linear increment between the two tiers as the investment increases.



🎁 Investment Details

EMIRATE SOLUTIONS

Desc: Management consultants

. % return to

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PERFORMANCE HISTORY

PERIOD RETURNS

Company is			
Amount	Investment	nformation for investors	
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0		N. d	

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BENEFITS - REDUCTION IN JOB COSTS

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Water & Sewage	0	0	0%
		0	

During period 4 the investment in Emirate Solutions was 202,400, just enough to obtain benefits, but were any benefits gained?

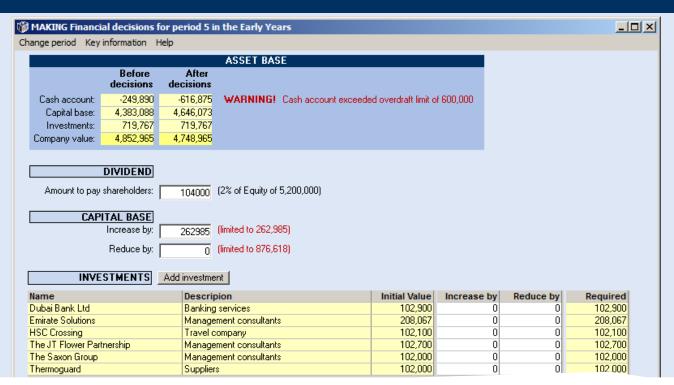
The benefits from investing in **Emirate Solutions** are **reductions in risk costs in the energy sector**. This is clear from the phrase in the company's profile that states ".... They have a reputation for delivering risk management solutions to their client in the energy sector, in which they specialise"

We can see that to date that no risk costs have been reduced on energy jobs, but this is not unexpected as the company have not yet progressed any energy jobs, although this is part of the long term strategy.

KEY POINTS

- If enough money is invested, benefits can be accrued even if the investment is performing badly. However, poorly performing investments can cease trading. This will be discussed further in due course.
- The **benefits are cumulative** e.g., a job can receive cost reductions from more than one investment each period.

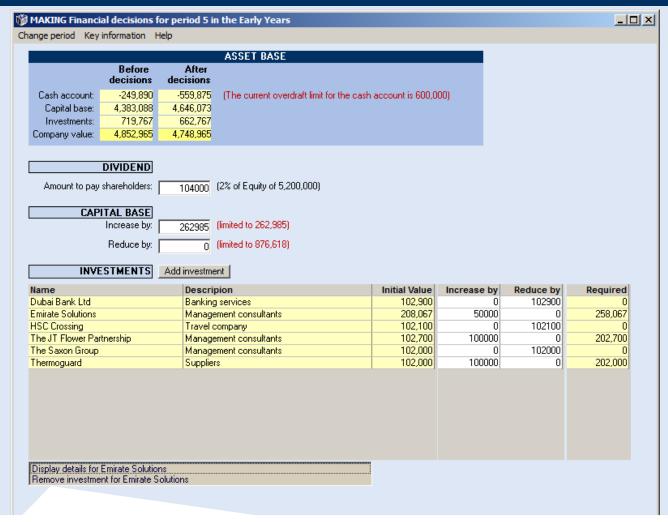




The company's long-term strategy is to target jobs in the Building and Commercial, Energy and Water & Sewage sectors, and bearing this in mind on close investigation of all the current investments the following decisions are made:

- 1. To increase the **investment in Emirate Solutions by 50,000** to obtain even more benefits in the Energy sector.
- 2. Thermoguard provide build cost reductions for Building and Commercial jobs, so **the investment will be increased by 100,000 (the maximum allowed in one period)** to take it over the 200,000 so that benefits can be accrued (providing we are progressing some B&C jobs)
- 3. The JT Flower Partnership provide risk cost reductions for Building and Commercial jobs, so **the investment will be increased by 100,000** to take it over the 200,000 so that benefits can be accrued
- 4. To **reduce the investments in Dubai Bank Ltd, HSC Crossing and The Saxon Group to 0**, and remove them completely, as none of them on close examination provide any benefits to us as a contractor in the construction industry. We will be looking for other investments to take their place.

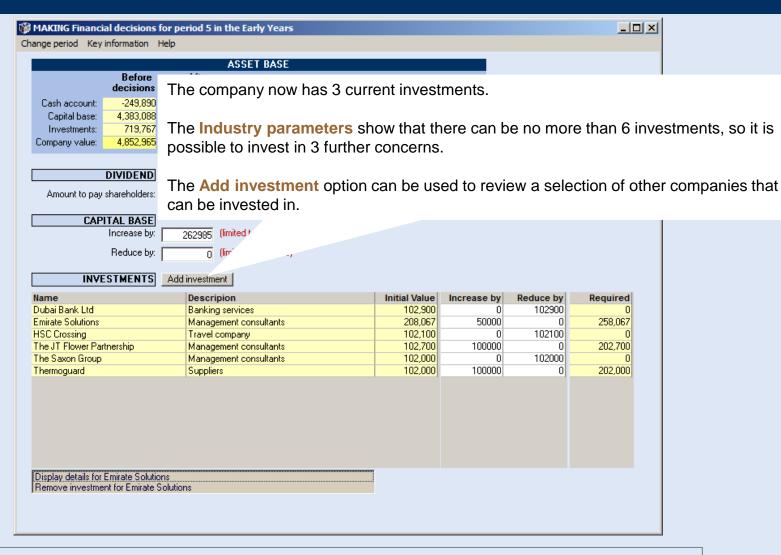


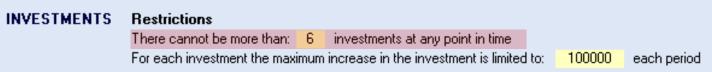


Investments can be removed quickly using the **Remove investment for ...** option, which has the following affect :-

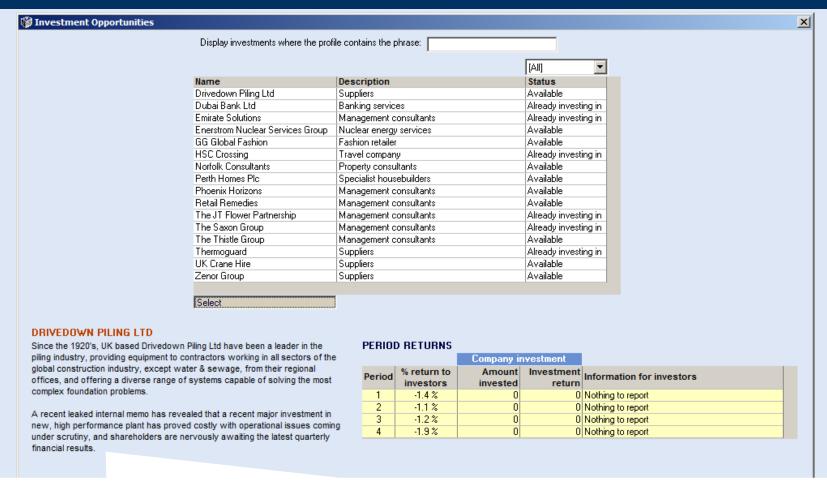
- 1. For **existing investments**, where the "Initial value" is > 0, the "Reduced by" level is set to the "Initial Value" to set the "Required" level to 0 to show that the investment has been removed, but it will not disappear from the investment list until the following period.
- 2. For **new investments**, where the "Initial value" is 0, the investment will be immediately removed from the investment list.









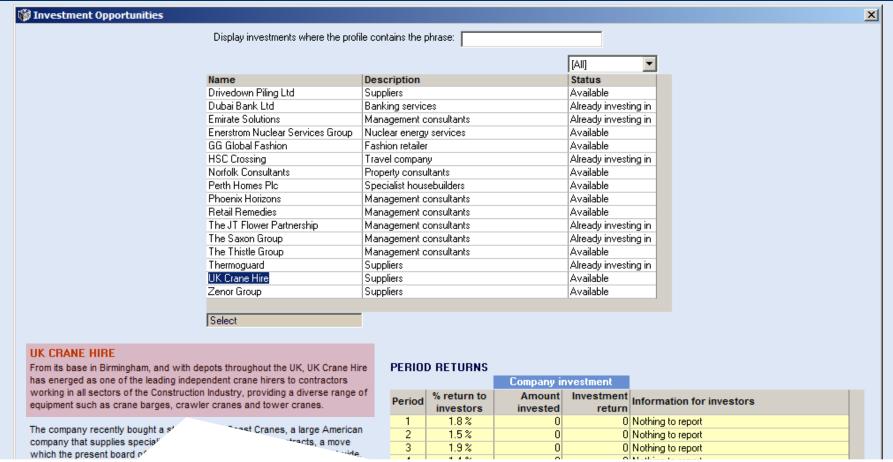


For each available concern, the following information is given :-

- The **profile** describes the concern, and gives clues as to whether or not benefits may be accrued by investing in the business.
- The period returns gives the % return given in previous periods to all investors, and details any monies the company may have invested.
- The **information for investors** is news about the company that can highlight any issues that investors need to be aware of, such as if the company is having problems, and may cease trading.

Taking into account the current cash account balance, bank rates, potential returns and benefits from the concerns, a decision would now be made about whether or not its worth investing any cash in any of the available opportunities.





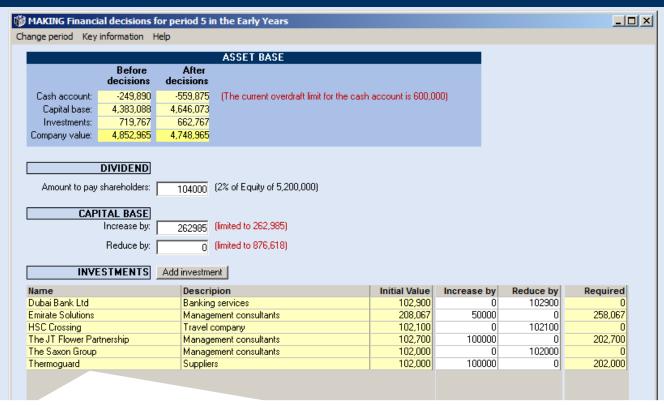
At the moment the company is almost up to the 600,000 overdraft limit, and no further investments can be made.

However, for future reference a detailed examination of the investments that the company is not already investing, with a status of 'available' is made, and in the future the company would certainly look to invest in **UK Crane Hire**, whose profile indicates that they supply cranes and associated equipment to all sectors of the construction industry; an excellent choice to improve job and company profitability.

KEY POINTS

The list of available investments is not static, and can increase as time goes by, so the Financial Manager must be looking each period at potential new investments that are in line with the company's growth strategy.





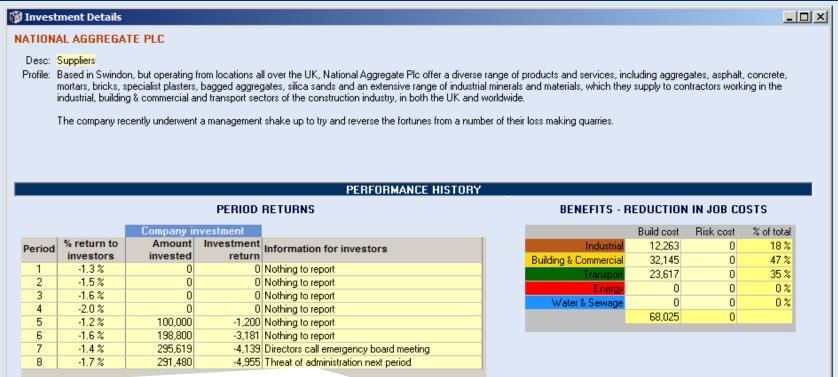
Finding an investment opportunity that offers good returns and benefits is not always possible, and often **key decisions** have to be made balancing risk and reward.

For example, an investment opportunity may arise that offers build cost savings in all sectors of the Construction Industry, but the investment returns may not be very good.

In this scenario, the **net gain from the build cost reductions would almost certainly outweigh the negative investment returns**, and it would be still be the most effective option to continue with the investment.

However, the Financial Manager must also bear in mind that the investment may run into difficulty, and **cease trading**, a decision that could impact on the profitability of the company as a proportion of the investment could be lost.





INVESTMENTS THAT CEASE TRADING

How do we know if one of our investments may cease trading?

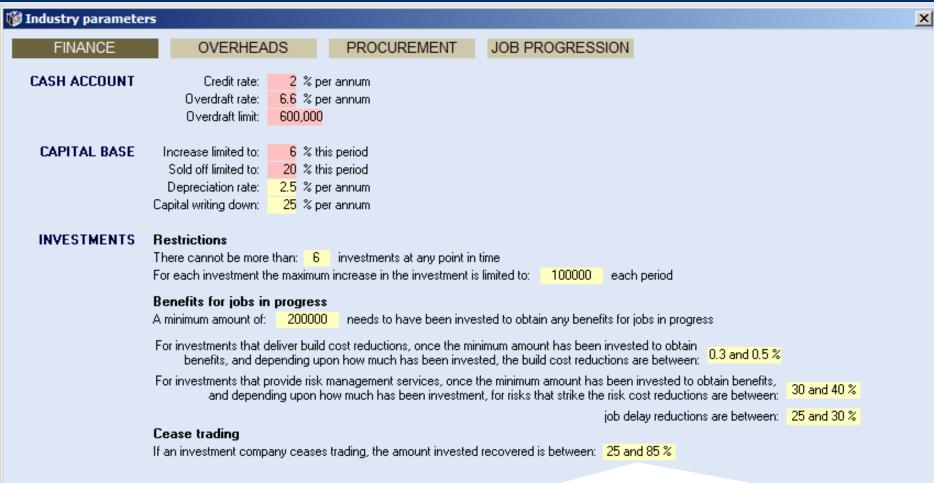
The clues lie in the **information for investors**, which should be carefully monitored each period for signs that the company may be in trouble.

Consider the example of **National Aggregate PLC.** The directors called an emergency board meeting in period 7, and in period 8 it became obvious that there was a threat of administration in period 9.

Faced with this information, at the beginning of period 9 the Financial Manager must decide whether to remove all the investment in National Aggregate PLC, or continue investing in the hope that the company does not go bust.

We will now look at what happens if the investment concern does go bust.





If an investment concern ceases trading, a % of the current investment is recovered, as defined in the **Industry information**.

The **actual amount recovered** depends upon how badly the investment concern is performing, with the minimum % recovered from those performing the worst.

KEY POINTS

The money recovered when an investment ceases trading is paid into the cash account. The net value of the company will fall by the amount lost.