



# Course Specification

— (Bachelor)

Course Title: **Alternative Investment**

Course Code: **FIN 440**

Program: **BSC. Finance**

Department: **Department of Economics and Finance**

College: **College of Business Administration**

Institution: **University of Ha'il**

Version: **2023**

Last Revision Date : **07 February 2024**

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## A. General information about the course:

### 1. Course Identification

1. Credit hours: (3 Hrs.)

#### 2. Course type

A. ☐ University ☐ College ☒ Department ☐ Track ☐ Others  
B. ☐ Required ☒ Elective

3. Level/year at which this course is offered: (6<sup>th</sup> level/ 3<sup>rd</sup> year)

#### 4. Course general Description:

This course examines alternative investment instruments and environments. This course introduces alternative investments as a non-traditional asset class. Alternatives include real estate, commodities, infrastructure, and other non-traditional investments such as private equity or debt and hedge funds. They are attractive to investors because of the potential for portfolio diversification resulting in a higher risk-adjusted return for the portfolio.

#### 5. Pre-requirements for this course (if any):

FIN 317, FIN 320

#### 6. Co-requirements for this course (if any):

None

#### 7. Course Main Objective(s):

The purpose of this course is to present the principles of alternative investments. The course provides a detailed analysis of various classes of alternative investments in the financial markets. Alternative investment classes range from considering the role that venture capital, to real estate to artwork play in a well-diversified portfolio. The theoretical part of the course is meant to collect, systematize, and deepen students understanding of a given investment category, while the practical part of each focus on an analysis of the current state of development of alternative investments on the global market and outline the prospects of future market development.

### 2. Teaching mode (mark all that apply)

| No | Mode of Instruction  | Contact Hours | Percentage |
|----|--|---------------|------------|
| 1  | Traditional classroom  | 60            | 100%       |
| 2  | E-learning   | 0             | 0%         |
| 3  | Hybrid <ul style="list-style-type: none"> <li>Traditional classroom</li> </ul> | 0             | 0%         |



| No | Mode of Instruction | Contact Hours | Percentage |
|----|---------------------|---------------|------------|
|    | • E-learning        | 0             | 0%         |
| 4  | Distance learning   | 0             | 0%         |

### 3. Contact Hours (based on the academic semester)

| No    | Activity          | Contact Hours |
|-------|-------------------|---------------|
| 1.    | Lectures          | 30            |
| 2.    | Laboratory/Studio | 30            |
| 3.    | Field             | N.A.          |
| 4.    | Tutorial          | N.A.          |
| 5.    | Others (specify)  | N.A.          |
| Total |                   | 60            |

## B. Course Learning Outcomes (CLOs), Teaching Strategies and Assessment Methods

| Code | Course Learning Outcomes  | Code of CLOs aligned with program | Teaching Strategies   | Assessment Methods   |
|------|---|-----------------------------------|---|--|
| 1.0  | Knowledge and understanding   |                                   |   |  |
| 1.1  | <b>Distinguish</b> among the principal classes of alternative investments and their business models.  | K3                                | Lecture<br>Discussion<br>Brainstorming<br>(Extra-curricular activities include: Research Project)     | <b>Direct:</b><br>Short Exam<br>Midterm Exam<br>Final Exam<br>Lab Exam<br><b>Indirect:</b><br>Course Evaluation survey by students |
| 2.0  | Skills  |                                   |   |  |
| 2.1  | <b>Evaluate</b> alternative investments including private equity, private debt, hedge funds and real estate and identify their defining elements such as size, risk, and liquidity. | S2                                | Lecture<br>Discussion<br>Problem Solving<br>(Extra-curricular activities include: Financial Readings) | <b>Direct:</b><br>Short Exam<br>Midterm Exam<br>Final Exam<br>Lab Exam<br><b>Indirect:</b><br>Course Evaluation survey by students |





| Code | Course Learning Outcomes  | Code of CLOs aligned with program | Teaching Strategies  | Assessment Methods   |
|------|---|-----------------------------------|--|--|
| 2.2  | <b>Exhibit</b> critical thinking in the selection, construction, and application of alternative investment strategies.                    | S3                                | Lecture<br>Discussion<br>Problem Solving   | <b>Direct:</b><br>Short Exam<br>Midterm Exam<br>Final Exam<br>Lab Exam<br><b>Indirect:</b><br>Course Evaluation survey by students |
| 2.3  | <b>Assess</b> the performance of alternative assets.  | S4                                | Lecture<br>Discussion<br>Case study  | <b>Direct:</b><br>Short Exam<br>Midterm Exam<br>Final Exam<br>Lab Exam<br><b>Indirect:</b><br>Course Evaluation survey by students |
| 2.4  | <b>Analyze</b> (both conceptually and practically) the risk and return characteristics of alternative investment vehicles and strategies. | S5                                | Lecture<br>Discussion<br>Problem Solving<br>(Extra-curricular activities include: Participation in a forum for dialogue and discussion)              | <b>Direct:</b><br>Short Exam<br>Midterm Exam<br>Final Exam<br>Lab Exam<br><b>Indirect:</b><br>Course Evaluation survey by students |
| 3.0  | Values, autonomy, and responsibility  |                                   |  |  |
| 3.1  | <b>Show</b> Ethical behavior during the entire process investment decision in alternative assets  | V1                                | Group Research Project<br>Brainstorming<br>Case study<br>(Extra-curricular activities include: Participation in a forum for dialogue and discussion) | <b>Direct:</b><br>Presentation<br>Discussion<br><b>Indirect:</b><br>Course Evaluation survey by students                           |
| 3.2  | <b>Initiate</b> investment ideas and intelligently  | V2                                | Group Research Project   | <b>Direct:</b><br>Presentation   |





| Code | Course Learning Outcomes     | Code of CLOs aligned with program | Teaching Strategies         | Assessment Methods   |
|------|------------------------------|-----------------------------------|-----------------------------|--|
|      | individually and in teamwork |                                   | Brainstorming<br>Case study | Discussion<br><b>Indirect:</b><br>Course Evaluation survey by students |

### C. Course Content

| No    | List of Topics   | Contact Hours |
|-------|--|---------------|
| 1.    | Introduction to alternative investments                      | 6             |
| 2.    | Real Estate Investments                                      | 9             |
| 3.    | Private Equity Investments                                   | 12            |
| 4.    | Hedge Funds Strategies                                       | 12            |
| 5.    | Capital Market Expectations: Forecasting Asset Class Returns | 12            |
| 6.    | Asset Allocation to Alternative Investments                  | 9             |
| Total |  | 60            |

### D. Students Assessment Activities

| No | Assessment Activities *                      | Assessment timing (in week no)    | Percentage of Total Assessment Score |
|----|--|-----------------------------------|--------------------------------------|
| 1. | Short Exam                                   | 5 <sup>th</sup>                   | 5%                                   |
| 2. | Midterm Exam                                 | 8 <sup>th</sup>                   | 30%                                  |
| 3. | Participation in Extra Curriculum Activities | 3 <sup>rd</sup> -15 <sup>th</sup> | 5%                                   |
| 4. | Lab Exam                                     | 15 <sup>th</sup>                  | 10%                                  |
| 5. | Final exam                                   | 16 <sup>th</sup>                  | 50%                                  |

\*Assessment Activities (i.e., Written test, oral test, oral presentation, group project, essay, etc.).

### E. Learning Resources and Facilities

#### 1. References and Learning Resources

| Essential References | Textbook:<br>"Alternative Investments", by CFA institute, published by Wiley, November 2021. |
|----------------------|--|
|----------------------|--|





|                                 |  |
|---------------------------------|--|
| <b>Supportive References</b>    | <b>Textbook:</b><br>Alternative Investments: A primer for Investment Professionals, by Chambres, D.R, Black, K.H. and Lacey, N.J., Published by CAIA Association, 2018   |
| <b>Electronic Materials</b>     | <b>Library Online Databases of the university</b><br><a href="http://libsys.uoh.edu.sa:2048/login">http://libsys.uoh.edu.sa:2048/login</a><br><br><b>Blackboard</b><br><a href="http://www.uoh.edu.sa/MediaCenter/Advertisements/Pages/blackbaord-tutorial.aspx">http://www.uoh.edu.sa/MediaCenter/Advertisements/Pages/blackbaord-tutorial.aspx</a> |
| <b>Other Learning Materials</b> | None   |

## 2. Required Facilities and equipment

| Items   | Resources   |
|---|---|
| <b>facilities</b><br>(Classrooms, laboratories, exhibition rooms, simulation rooms, etc.) | <b>Classrooms equipped with comfortable seats, Laboratory</b> |
| <b>Technology equipment</b><br>(projector, smart board, software)                         | <b>Data show, Internet connection &amp; Smart board</b>       |
| <b>Other equipment</b><br>(depending on the nature of the specialty)                      | <b>N.A.</b>   |

## F. Assessment of Course Quality

| Assessment Areas/Issues                     | Assessor   | Assessment Methods     |
|---|--|------------------------|
| Effectiveness of teaching                   | Chairperson & Peers (PAAAP)<br>Class Observation (using class observation form)<br>Students Course Evaluation Survey (CES)       | Direct<br><br>Indirect |
| Effectiveness of students assessment        | Reviewer (Faculty from the same department)<br>Reviewing the exam paper<br>Co-signing the grades<br>Unified Midterm/ Final exams | Direct                 |
| Quality of learning resources               | Instructor (Course Report)<br>Students Course Evaluation Survey (CES)  | Direct<br>Indirect     |
| The extent to which CLOs have been achieved | <u>Instructor:</u> Direct Method (CLO Assessment Form for all assessment methods)<br><u>Students:</u> CLOs assessment survey     | Direct<br><br>Indirect |



**Assessors** (Students, Faculty, Program Leaders, Peer Reviewer, Others (specify))

**Assessment Methods** (Direct, Indirect)

### G. Specification Approval

|                           |                          |
|---------------------------|--------------------------|
| <b>COUNCIL /COMMITTEE</b> | <b>DEPARMENT COUNCIL</b> |
| <b>REFERENCE NO.</b>      | <b>NO.3</b>              |
| <b>DATE</b>               | <b>12-11-2023</b>        |







المملكة العربية السعودية  
وزارة التعليم  
جامعة حائل  
كلية إدارة الأعمال  
قسم الاقتصاد والتمويل

التاريخ:

1445/04/28 هـ

2023/11/12 م

الموضوع:

محضر مجلس قسم الاقتصاد والتمويل الثالث  
للعام الأكاديمي 1444 / 1445 هـ

### رقم الموضوع (1)

|          |  |
|----------|--|
| الموضوع  | كافة توصيف المقررات لبرنامج المالية على النموذج المحدث للمركز الوطني للتقويم والاعتماد الوطني 2023<br>Course Specifications of finance program On the updated form of the National Center for National Evaluation and Accreditation 2023 |
| البرنامج | التمويل  |
| التصنيف  | شؤون الجودة  |
|          | Finance  |
|          | Quality affairs  |

#### • مناقشة مجلس القسم:

ناقش مجلس القسم كافة توصيف المقررات لبرنامج المالية على النموذج المحدث للمركز الوطني للتقويم والاعتماد الوطني 2023. وذلك حسب التقرير المرفق.

The department council discussed on course specifications of finance program on the updated form of the National Center for National Evaluation and Accreditation 2023. As per the attached report.

#### • توصية مجلس القسم:

يوصي مجلس القسم بالموافقة على اعتماد كافة توصيف المقررات لبرنامج المالية على النموذج المحدث للمركز الوطني للتقويم والاعتماد الوطني 2023

The department council recommended approval of course specifications of finance program on the updated form of the National Center for National Evaluation and Accreditation 2023

التوقيع:

• مصادقة رئيس القسم / د. عبد الحميد الشمري



المملكة العربية السعودية  
وزارة التعليم  
جامعة حائل  
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قسم الاقتصاد والتمويل

التاريخ:

1445/04/28 هـ

2023/11/12 م

الموضوع:

محضر مجلس قسم الاقتصاد والتمويل الثالث  
للعام الأكاديمي 1445 /1444 هـ

• مصادقة أعضاء مجلس القسم على الموضوع (1)

| الموضوع<br>رقم | 1 | اعتماد موضوع / توصيف المقررات 2023<br>Approval of / course specifications- 2023 | التوصية بالموافقة على توصيف المقررات 2023<br>Agree for / course specifications -2023 |
|----------------|---|---|--|
|----------------|---|---|--|

| الرقم | الاسم Name  | الرقم الوظيفي<br>UOH ID | التصويت Vote |           | التوقيع<br>Signature |
|-------|---|-------------------------|--------------|-----------|----------------------|
|       |   |                         | موافق        | غير موافق |                      |
| 1     | رئيس قسم الاقتصاد والتمويل<br>د. عبدالحميد فرحان الشمري | 2339580                 | ✓            |           |                      |
| 2     | د. عبدالكريم احمد عامر                                  | 7030662                 | ✓            |           |                      |
| 3     | د. محمد سيف الإسلام                                     | 7170032                 | ✓            |           |                      |
| 4     | د. إبراهيم عبد الرسول                                   | 7190188                 | ✓            |           |                      |
| 5     | د. فخري عالم  | 7150353                 | ✓            |           |                      |
| 6     | د. رايس احمد  | 7151492                 | ✓            |           |                      |
| 7     | د. ثاقب منير  | 7170065                 | ✓            |           |                      |
| 8     | د. مظهر حسين  | 7190419                 | ✓            |           |                      |
| 9     | د. طاهر اختر  | 7190412                 | ✓            |           |                      |
| 10    | د. شعيب خان   | 7180225                 | ✓            |           |                      |
| 11    | د. كوثر حمراني  | 7151012                 | ✓            |           |                      |
| 12    | د. ريجيس أرونا  | 7152432                 | ✓            |           |                      |
| 13    | د. عواطف الوحيشي  | 7190204                 | ✓            |           |                      |
| 14    | د. حبيب حسين خان  | 7190652                 | ✓            |           |                      |
| 15    | د. هاله الغزالي   | 7180506                 | ✓            |           |                      |
| 16    | د. وليد سعود الغصائب                                    | 2360650                 | ✓            |           |                      |
| 17    | د. سليمان عبدالله                                       | 7170062                 | ✓            |           |                      |
| 18    | د. وليد يوسف الشاعر                                     | 2340610                 | ✓            |           |                      |