Training course on Valuation for Financial Reporting (IFRS, GAAP)

Professional Development Training Course Outline

Category	Real Estate Institute	**Duration**	10 Days
Base Fee	$3,000 USD	**Delivery Mode**	Online / On-site Hybrid

Course Introduction

Valuation for Financial Reporting (IFRS, GAAP) is a highly specialized and critical discipline at the intersection of real estate appraisal, finance, and accounting. It focuses on the precise application of valuation principles to meet the rigorous requirements of financial reporting standards, primarily International Financial Reporting Standards (IFRS) and US Generally Accepted Accounting Principles (GAAP). This domain demands not only strong valuation expertise but also a deep understanding of complex accounting pronouncements that dictate how assets and liabilities, particularly real estate, are measured, recognized, and disclosed on financial statements. For finance professionals, accountants, auditors, valuers, and legal advisors, navigating the nuances of fair value measurement, distinguishing between accounting bases (e.g., historical cost vs. fair value), and ensuring compliance with disclosure requirements are paramount for accurate financial representation, investor confidence, and regulatory adherence. Training Course on Valuation for Financial Reporting is meticulously designed to equip with the advanced theoretical insights and intensive practical tools necessary to excel in Valuation for Financial Reporting (IFRS, GAAP). We will delve into the critical accounting standards, including IFRS 13 (Fair Value Measurement), IAS 40 (Investment Property), IFRS 3 (Business Combinations), and ASC 820 (Fair Value Measurement), examining their direct impact on real estate and other asset valuations. Participants will master the application of various valuation techniques, understand the nuances of the fair value hierarchy (Level 1, 2, 3 inputs), and develop expertise in preparing robust valuations and disclosures that withstand scrutiny. By integrating industry best practices, analyzing real-world complex case studies, and engaging in hands-on financial modeling and reporting simulations, attendees will develop the strategic acumen to confidently perform and review valuations for financial reporting, fostering unparalleled accuracy, transparency, and compliance in global financial markets.

Programme Curriculum

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Course Objectives

Upon completion of this course, participants will be able to:

1. Analyze the fundamental principles of **fair value measurement** as defined by IFRS 13 and ASC 820.
2. Differentiate the **key requirements and implications of IFRS vs. GAAP** for real estate and other asset valuations in financial reporting.
3. Master the application of the **fair value hierarchy (Level 1, 2, 3 inputs)** to various assets and liabilities, particularly real estate.
4. Develop expertise in selecting and applying appropriate **valuation techniques (market, income, cost approaches)** for financial reporting purposes.
5. Comprehend the specific valuation requirements for **investment property** under IAS 40 (IFRS) and relevant GAAP standards.
6. Understand the valuation of **tangible assets (Property, Plant, and Equipment)**, including revaluation models under IFRS and impairment testing under both frameworks.
7. Analyze the valuation of **intangible assets and goodwill** in the context of business combinations (IFRS 3) and impairment testing.
8. Identify and address valuation considerations for **financial instruments and derivatives** for financial reporting.
9. Formulate and prepare comprehensive **disclosure requirements** related to fair value measurements and property valuations in financial statements.
10. Understand the role of **audit committees and external auditors** in reviewing and validating valuations for financial reporting.
11. Navigate **complex valuation challenges** such as illiquid markets, unobservable inputs, and model uncertainty.

12. Explore the ethical responsibilities and professional standards for **valuation professionals** in financial reporting contexts.
13. Apply acquired knowledge to **real-world case studies and financial modeling exercises** relevant to IFRS and GAAP reporting.

Target Audience

This course is designed for professionals requiring in-depth knowledge of valuation for financial reporting:

1. **Accountants & Finance Managers:** Responsible for preparing financial statements.
2. **External & Internal Auditors:** Reviewing and auditing fair value measurements.
3. **Real Estate Valuers & Appraisers:** Performing valuations for financial reporting purposes.
4. **Financial Analysts:** Interpreting financial statements with fair value adjustments.
5. **Investment Fund Managers:** Dealing with fair value reporting for portfolio assets.
6. **Compliance Officers:** Ensuring adherence to accounting standards for valuation.
7. **Legal Professionals:** Advising on valuation-related litigation or regulatory matters.
8. **Corporate Development & M&A Specialists:** Understanding valuation for business combinations.

Course Duration: 10 Days

Course Modules

Module 1: Introduction to Valuation for Financial Reporting

- Overview of financial reporting objectives: relevance, faithful representation, comparability.
- The importance of valuation in financial statements: balance sheet, income statement, cash flow statement.
- Introduction to IFRS (International Financial Reporting Standards) and GAAP (Generally Accepted Accounting Principles).
- Key concepts: historical cost vs. fair value measurement, revaluation models.
- The role of valuation professionals in the financial reporting ecosystem.

Module 2: IFRS 13 / ASC 820: Fair Value Measurement

- Defining fair value: "exit price" in an orderly transaction between market participants.
- Scope and applicability of IFRS 13 and ASC 820 to various assets and liabilities.
- The three valuation approaches: Market Approach, Income Approach, Cost Approach – and their selection criteria.
- Highest and best use principle in fair value measurement.
- Practical exercises in applying valuation approaches to hypothetical scenarios.

Module 3: The Fair Value Hierarchy (Level 1, 2, 3 Inputs)

- Understanding the fair value hierarchy: Level 1 (quoted prices in active markets).
- Level 2 (observable inputs other than quoted prices, e.g., comparable sales with adjustments).
- Level 3 (unobservable inputs, e.g., discounted cash flow models with significant unobservable assumptions).
- Classification of inputs and measurement categorization in the hierarchy.
- Impact of judgment and estimation in determining fair value levels.

Module 4: Valuation of Investment Property (IFRS IAS 40 & GAAP Equivalents)

- Definition and scope of investment property under IAS 40 (IFRS).

- Accounting policy choice: fair value model vs. cost model under IAS 40.
- Initial and subsequent measurement of investment property.
- Key differences between IFRS and GAAP treatment of investment property.
- Practical valuation of investment properties using income capitalization and DCF, focusing on financial reporting nuances.

Module 5: Valuation of Property, Plant, and Equipment (PPE) (IFRS IAS 16 & GAAP)

- Initial recognition and measurement of PPE at cost.
- Subsequent measurement models: cost model vs. revaluation model under IAS 16 (IFRS).
- Depreciation methods and component depreciation under IFRS vs. GAAP.
- Impairment testing for tangible assets under IAS 36 (IFRS) and ASC 360 (GAAP).
- Practical examples of revaluation and impairment calculations.

Module 6: Valuation in Business Combinations (IFRS 3 & ASC 805)

- Understanding purchase price allocation (PPA) in business combinations.
- Fair value measurement of identifiable assets acquired and liabilities assumed.
- Recognition and valuation of goodwill: its nature and components.
- Contingent consideration and its fair value measurement.
- Practical exercises in PPA for real-world acquisitions.

Module 7: Valuation of Intangible Assets & Goodwill Impairment

- Identifying and classifying various types of intangible assets (e.g., customer relationships, patents, brands).
- Initial and subsequent measurement of acquired intangible assets.
- Amortization of finite-lived intangibles and indefinite-lived intangibles.
- Annual goodwill impairment testing under IFRS (IAS 36) and GAAP (ASC 350).
- Valuation techniques for specific intangible assets (e.g., Relief from Royalty, Multi-Period Excess Earnings Method).

Module 8: Valuation of Financial Instruments & Derivatives

- Definition and classification of financial instruments (e.g., debt, equity, derivatives).
- Fair value measurement of financial instruments: quoted prices, observable inputs, model-based valuations.
- Challenges in valuing complex derivatives and illiquid financial instruments.
- Hedge accounting considerations and fair value changes.
- Impact of IFRS 9 and ASC 825 on financial instrument valuation.

Module 9: Disclosure Requirements & Audit Considerations

- Comprehensive disclosure requirements for fair value measurements under IFRS 13 and ASC 820.
- Disclosures for investment property, PPE, intangible assets, and financial instruments.
- Role of the auditor in reviewing and validating valuations: auditor's responsibilities, evidence gathering.
- Common audit findings and best practices for supporting valuation conclusions.
- Preparing valuation reports suitable for audit and financial reporting.

Module 10: Complex Valuation Challenges & Model Uncertainty

- Valuing assets in illiquid or inactive markets: challenges and appropriate methodologies.
- Dealing with unobservable inputs (Level 3 valuations): developing and justifying assumptions.

- Sensitivity analysis and scenario planning for high-uncertainty valuations.
- Model risk management: validating valuation models, understanding their limitations.
- Professional skepticism and judgment in fair value estimation.

Module 11: Ethical Considerations & Professional Standards

- Ethical responsibilities of valuers, accountants, and auditors in financial reporting.
- Adherence to professional valuation standards (e.g., IVSC, RICS, ASA).
- Maintaining independence and objectivity in valuation engagements.
- Documentation best practices for transparency and defensibility of valuation conclusions.
- Case studies involving ethical dilemmas in financial reporting valuations.

Module 12: Integrated Case Studies & Future Trends

- Comprehensive case studies integrating all modules: valuing a real-world company or property portfolio for financial reporting purposes.
- Hands-on financial modeling exercises applying IFRS and GAAP valuation concepts.
- Impact of emerging technologies (AI, blockchain) on valuation for financial reporting.
- Future convergence of IFRS and GAAP, and evolving regulatory landscape.
- Panel discussion/Q&A with industry experts on current challenges and best practices.

Training Methodology

- **Interactive Workshops:** Facilitated discussions, group exercises, and problem-solving activities.
- **Case Studies:** Real-world examples to illustrate successful community-based surveillance practices.
- **Role-Playing and Simulations:** Practice engaging communities in surveillance activities.
- **Expert Presentations:** Insights from experienced public health professionals and community leaders.
- **Group Projects:** Collaborative development of community surveillance plans.
- **Action Planning:** Development of personalized action plans for implementing community-based surveillance.
- **Digital Tools and Resources:** Utilization of online platforms for collaboration and learning.
- **Peer-to-Peer Learning:** Sharing experiences and insights on community engagement.
- **Post-Training Support:** Access to online forums, mentorship, and continued learning resources.

Register as a group from 3 participants for a Discount

Send us an email: info@fineskilltrainingcenter.com or call +254769199797

Certification

Upon successful completion of this training, participants will be issued with a globally recognized certificate.

Tailor-Made Course

We also offer tailor-made courses based on your needs.

Key Notes

- Participants must be conversant in English.
- Upon completion of training, participants will receive an Authorized Training Certificate.
- Upcoming Scheduled Sessions

Start Date	End Date	Location	Price
07 Sep 2026	18 Sep 2026	Physical	$3,000
14 Sep 2026	25 Sep 2026	Physical	$3,000
21 Sep 2026	02 Oct 2026	Physical	$3,000
28 Sep 2026	09 Oct 2026	Physical	$3,000
05 Oct 2026	16 Oct 2026	Physical	$3,000
12 Oct 2026	23 Oct 2026	Physical	$3,000
19 Oct 2026	30 Oct 2026	Physical	$3,000
26 Oct 2026	06 Nov 2026	Physical	$3,000

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