
A 房地产公司财务风险分析与防范

摘 要

随着我国近经济的飞速发展，人们对房子的需求和投资发生了变化。促使房地产企业成为了我国支柱性产业，而房地产企业在财务风险方面仍存在着许多问题，对财务风险的重视程度不高，市场环境变化多端。房地产行业具有产业涉及比较广泛、资金需求量较大、投资成本高、资金回收缓慢的特点，这些特点增加了房地产行业的风险，所以对其风险管理很重要，财务风险又是风险控制的重中之重。控制财务风险是公司主要任务的核心。财务风险对企业的长期健康发展影响越来越大，企业要长期发展，必须要认识了解财务风险，并做好风险管理，还要制定好有效、合理的风险防范措施。本文以 A 房地产公司为研究对象，采用理论分析和案例研究的方法，对 A 房地产公司存在的财务风险，分析其成因。针对 A 房地产公司财务现状进行分析研究，指出其现行存在的财务风险，制定相应的防范措施。

关键词： 财务风险；风险防范；房地产公司

Financial risk analysis and prevention of A real estate company

Abstract: With the rapid development of China's economy, people's demand and investment for houses have changed. Real estate enterprises have become the pillar industry in China, but there are still many problems in financial risk of real estate enterprises, the degree of attention to financial risk is not high, the market environment is changeable. The real estate industry is characterized by extensive industrial involvement, large capital demand, high investment cost and slow capital recovery. These characteristics increase the risk of the real estate industry, so it is very important for its risk management, and financial risk is the top priority of risk control. Controlling financial risk is the core of a company's main task. Financial risks have an increasing impact on the long-term healthy development of enterprises. To achieve long-term development, enterprises must understand financial risks, manage risks well, and formulate effective and reasonable risk prevention measures. Taking A real estate company as the research object, this paper adopts the methods of theoretical analysis and case study to analyze the financial risks existing in A real estate company and its causes. Analyze and study the current financial situation of A real estate company, point out its existing financial risks, and formulate corresponding preventive measures.

Keywords: Financial risk; Risk prevention; Real estate company

目 录

摘 要.....	I
<u>Abstract</u>	<u>II</u>
<u>引 言</u>	<u>1</u>
<u>一、财务风险基本概念及相关理论</u>	<u>2</u>
<u>（一）基本概念</u>	<u>2</u>
1. 财务风险.....	2
2. 风险管理.....	2
<u>（二）相关理论</u>	<u>2</u>
1. 筹资风险.....	2
2. 投资风险.....	2
3. 资金回收风险.....	2
4. 收益分配风险.....	3
<u>二、A 房地产公司财务现状.....</u>	<u>4</u>
<u>（一）A 房地产公司概况.....</u>	<u>4</u>
<u>（二）A 房地产公司近五年主要财务指标.....</u>	<u>4</u>
<u>三、A 房地产公司主要财务风险识别及成因分析.....</u>	<u>6</u>
<u>（一）筹资风险及其成因</u>	<u>6</u>
1. 偿债能力指标分析.....	6
2. 债务结构比重分析.....	7
3. 筹资风险成因分析.....	8
<u>（二）投资风险及其成因</u>	<u>8</u>
1. 投资活动现金流量表分析.....	8
2. 投资能力指标分析.....	9
3. 投资风险成因分析.....	10
<u>（三）资金回收风险及其成因</u>	<u>10</u>
1. 应收账款指标分析.....	10
2. 存货周转率分析.....	11
3. 资金回收风险成因分析.....	12
<u>（四）收益分配风险及其成因</u>	<u>12</u>
1. 收益分配指标分析.....	12

以上内容仅为本文档的试下载部分，为可阅读页数的一半内容。如要
下载或阅读全文，请访问：

<https://d.book118.com/527105043001006140>