

**THE EFFECT OF CAPITAL STRUCTURE AND FIRM SIZE TOWARDS THE
FIRM VALUE OF REAL ESTATE INVESTMENT TRUSTS COMPANIES**

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ABSTRACT

This study aims to study the effect of capital structure and firm size towards the firm value of real estate investment trust companies' period from 2006 until 2018. All together, 16 companies became the samples of this study. The result shows that capital structure has positive and significant effect on the firm value while firm size has negative and significant effect on the firm value. The determination of capital structure using the debt at a certain level as a funding source can increase the profitability and value of the company. While, the size of the company shows that the company with the larger assets and inventories will have some problems including unable to pay the dividends due to accumulated on account receivable and inventories.

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Content

INTRODUCTION.....	1
1.1 Research Background.....	1
1.2 Problem statement	3
1.3 Objectives.....	5
1.4 Significance of Study	5
1.4.1 Existing and future Research	5
1.4.2 Investor	5
1.4.3 Firm Managers	6
1.5 Limitation of study	6
1.5.1 Data availability.....	6
1.5.2 Time constraint	6
1.6 Scope of Study.....	6
1.7 Summary	7
LITERATURE REVIEW	8
2.1 Theory	8
2.1.1 Trade- off theory	8
2.2 Empirical Evidence	9
2.2.1 Firm Value	9
2.2.2 Firm Size	9
2.2.3 Capital Structure	10
2.3 Conceptual Framework.....	11
2.4 Hypothesis.....	12
2.4.1 Capital Structure	12
2.4.2 Firm size	12
2.5 Summary	12
RESEARCH METHODOLOGY	13
3.1 Introduction	13
3.2 Data collection	13
3.5 Process of STATA.....	16
3.5.1 Descriptive Statistic.....	17
3.5.2 Unit Root Test	17
3.5.3 BPLM	18
3.5.4 Diagnostic Test	18
3.6 Summary	18
FINDINGS AND ANALYSIS	19

4.1	Introduction.....	19
4.2	Descriptive Statistics.....	19
4.2.1	Descriptive statistic of variables based on Panel data for Bursa Malaysia Real Estate Investment Trusts Companies.....	20
4.3	Result based on Panel Unit Root Test	21
4.4	Pearson Correlations Analysis of Variances	22
4.5	Result based on Diagnostic Test.....	23
4.5.1	Heteroskedasticity and Serial Correlation test.....	23
4.5.2	Multicollinearity Test.....	24
4.6	Result based on Breusch and Pagan Lagrangian Multiplier (BPLM) and Hausman Test.....	26
4.7	Result based on Regression statistic	27
4.7.1	Result based on Model Regressions Statistic for Bursa Malaysia Real Estate Investment Trusts Companies.....	27
4.8	The relationship between Firm Value (PBV) and Firm Size (FS) of Bursa Malaysia Real Estate Investment Trusts Companies.....	28
4.9	The relationship between firm value and capital structure of Bursa Malaysia Real Estate Investment Trusts Companies.....	29
4.10	Hypotheses summary	30
	CONCLUSION AND RECOMMENDATION.....	32
5.1	Conclusion	32
5.2	Limitations	33
5.3	Recommendation.....	34
5.3.1	Investor.....	34
5.3.2	Company.....	34
5.3.3	Future Researchers.....	34
	REFERENCES	35
	APPENDICES.....	39