

## Reflection

During my academic career in Delft I have always had a keen interest in finance. This graduation topic has given me the opportunity to combine my personal interest with a real estate perspective. A research angle that is often being patronised by the faculty of Architecture. However, it provides the possibility to bridge the gap between academic research and corporate demands.

As such I eagerly kicked off in analysing existing studies and scanning the market. Soon it became clear that I wanted the research to yield tangible results and clearly build upon existing studies. Although this might have narrowed my vision, it provided me with the necessary energy and persevering attitude to sink my teeth into it.

Performing a quantitative study on this topic proved to be a challenging task. Classified data regarding the financial performance of office buildings, in combination with a wide range of technical details was needed. Eventually NSI was willing to provide the necessary support in composing my database. The most significant misconception I came across is the availability and uniformity of data. It took numerous visits to different departments within NSI to gather the required data. Furthermore many hours of restructuring and revising excel sheets were needed to reassure the uniformity of the data. Nevertheless it turned out to be worth going the extra mile, since it yielded many surprising and interesting findings.

I would recommend all students to search for a graduation project outside the direct universities' scope. Performing your master thesis within a corporate environment is highly educational from both a personal and professional point of view. The combination of professional and academic feedback is immensely valuable to the quality of one's report. Furthermore a piece of advice to all students would be to start writing immediately. Obviously the analysis is the most interesting and satisfying aspect of a graduation project. Nevertheless, all findings and the decision that have been made need to be written down in a comprehensive manner. The easiest way to achieve this is to put it on paper the moment that you come across such findings.

This graduation project has been instructive in many ways. I have explored the real estate investment industry and analysed the Dutch office market. Conversations with colleagues at NSI have been a huge contribution to this. Finally this graduation project provided me with the opportunity to look behind the scenes. I could have had no better orientation regarding my future participation on the labour market.

Personally I have experienced the graduation process to be intensive yet satisfying. I have grown on a personal as well as academic level. Throughout the last semester I have come across many challenges and have succeeded in coping with them. Beforehand I was determined to stick to my graduation planning and deliver a high-quality report. Personally I can conclude that I am satisfied with the targets that I had formulated. Hopefully many following students are triggered by this research and can experience a similar graduation project.