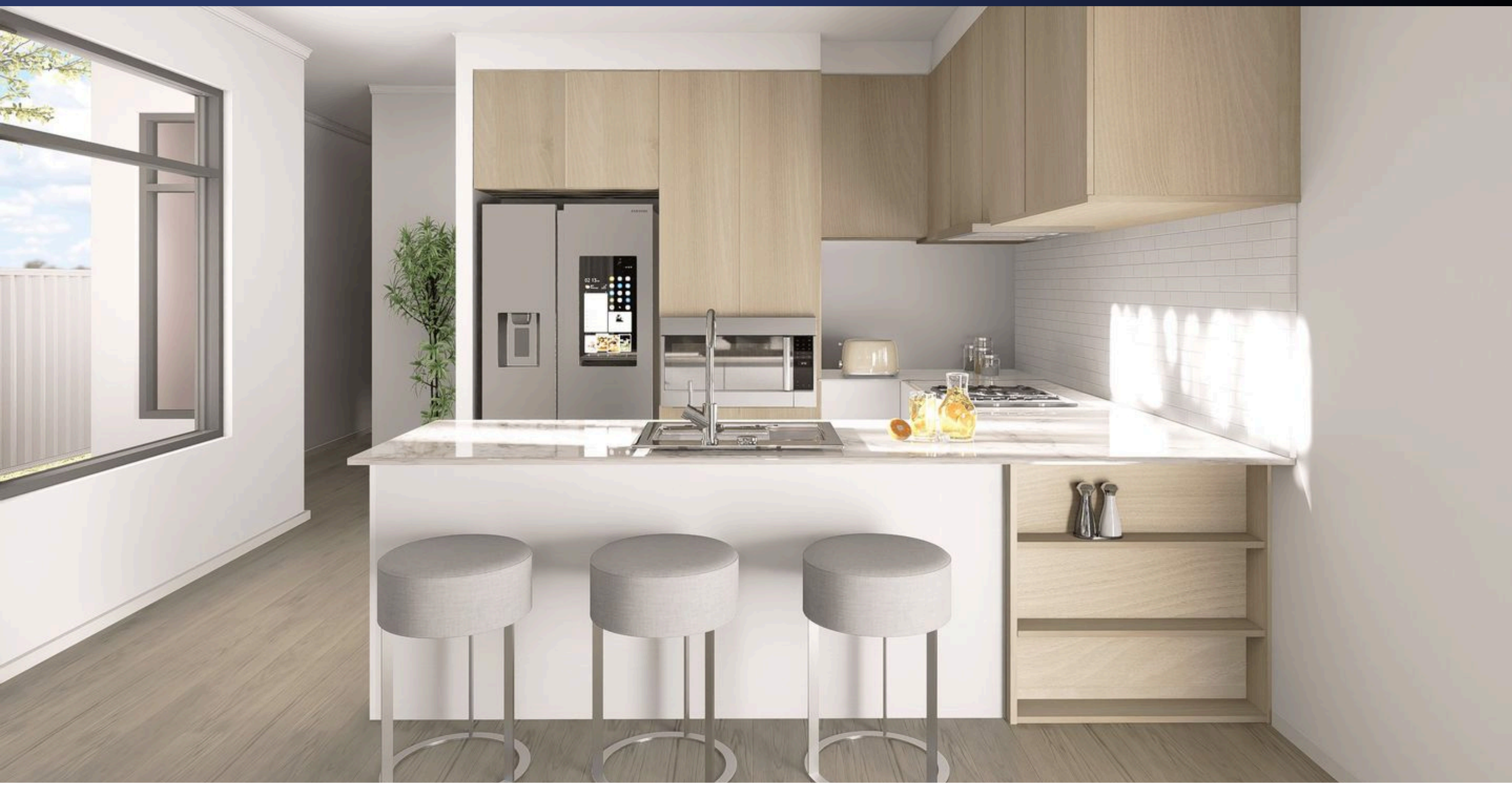
MONTHLY HIGHLIGHTS

RENEWAL & PROGRESS · UNITY WITHIN, CONNECTIVITY BEYOND · INSIGHT WITH PRECISION



Foreword

For DDDI Group, August marked a month of steady advancement and ongoing innovation. Several property projects successfully progressed into design, planning approval, and construction preparation stages. The official launch of our new office has not only improved the working environment but also strengthened team cohesion. At the same time, the upcoming rollout of our extension system will further enhance the efficiency and professionalism of external communications.

On the research and market observation front, our independent data analysis has dispelled the misconception that "tree removal slows down approvals." In addition, with the national housing market posting six consecutive months of growth, we provided an in-depth analysis of the investment opportunities and challenges arising from supply-demand imbalances. Staying true to its data-driven approach, DDDI continues to help partners navigate complex market conditions with clarity and confidence.

Highlights of This Issue:

🔹**Project Updates:**
Several projects have entered critical phases, with overall progress running smoothly.

🔹**New Office Launch:**
The Rose Park office is now officially in use, offering a pleasant environment, upgraded facilities, and improved team collaboration.

🔹**Extension System Coming Soon:**
Dedicated extension numbers will soon be activated, making communication more efficient.

🔹**Feature Report | Approval Speed:**
Data reveals that the key to faster approvals lies in process and preparation.

🔹**Market Analysis | Australian Housing Prices Rise for Six Consecutive Months:**
Prices continue to climb, presenting both opportunities and challenges.

Project Progress Update

This month, DDDI Group has seen steady progress across all projects, with key milestones outlined below:

◆ **Two new projects entered design optimisation stage**
Para Hills and Morphett Vale are currently in the design refinement phase, with final drafts expected soon for submission to planning.

◆ **Three projects completed planning drawings, pending Council approval**
Clovelly Park, Marden, and Keswick have largely completed their planning drawings and are awaiting Council approval.

◆ **Several projects nearing permit completion; feedback pending**
Everard Park, Vista, Modbury Heights, and Old Reynella have reached the final stages of building permit applications. Submissions have been made and feedback from planning authorities is expected shortly.

◆ **DA revisions approved; demolition and construction preparations underway**
The Ingle Farm project has successfully secured approval for revised DA submissions with detailed design adjustments. Together with Gepps Cross and other sites, it has also entered the demolition and construction preparation stage. Overall, work progressing steadily.

10TH EDITION · AUGUST 31, 2025

NEW OFFICE LAUNCH

This month, our new office has officially opened, with team members gradually moving in.

Located at 135 Fullarton Road, Rose Park, SA 5067, just four minutes from the Norwood shopping precinct, the new site offers both convenience and a pleasant working environment. Surrounded by boutique cafés and well-known restaurants, it allows everyone to enjoy both work and lifestyle with ease.

Covering nearly 250 square metres, the office has been professionally designed with modern modular layouts, including large meeting rooms, private offices, a staff lounge, and abundant natural light. It creates a space that balances professionalism with comfort.

The move also consolidates two previous office locations, bringing everyone together. This enhances collaboration, strengthens communication, and fosters a stronger sense of unity. More than just a physical upgrade, it represents a boost in team spirit.

Highlights of the New Office

🔹 **Two Meeting Rooms**

A large conference room for group meetings and external guests, and a smaller meeting room ideal for focused team discussions.

🔹 **Staff Lounge**

A tea room equipped with a larger fridge and two microwaves, making meal storage and preparation easier without long waits. We've also introduced proper waste sorting, integrating sustainable practices into daily work.

Of course, there are many more features waiting to be discovered. We believe that in this vibrant and collaborative environment, our future work will be smoother, and the team will continue to achieve even greater innovation and success.

L2, 135 Fullarton Rd, Rose Park SA 5067

(08) 7110 0111

EXTENSION SYSTEM COMING SOON

Sharp-eyed readers may have noticed that our external contact number has been updated to 08 7110 0111. If you've already tried calling, you may have discovered something exciting—yes, our extension system is about to go live!

This means that each team member will soon have their own dedicated extension number, accessible via a mobile app to instantly answer and transfer calls.

Benefits of this upgrade include:

◆ **Professional Image**
Calls can be directly transferred to the relevant person, improving communication efficiency. When clients dial your extension, the dedicated app identifies the source—no more missed calls.

◆ **Voicemail**
The extension system comes with voicemail. Missed calls will be recorded automatically, with instant email notifications sent to you.

◆ **Work-Life Balance**
You can include your extension on business cards, email signatures, or company documents, keeping personal numbers private while maintaining seamless business communications.

As the system continues to roll out, we look forward to smoother and more convenient communication in everyone's daily work.

Starting next month, our IT partners will assist with installation and setup. Stay tuned!

Fun Fact

Have you noticed that our new number, 08 7110 0111, looks a lot like "0 and 1" from the digital world? This is a symbol of how we are embracing technology as a foundation for a smarter future.

Special Report | Does Tree Removal Really Slow Down Development Approvals in Australia?

In the development industry, it's almost a cliché to hear: **"If approval is stuck, it's probably because of tree removal."**

However, our latest research data tells a different story.

DDDI Group, together with Cyberate Project Management, conducted an independent analysis of South Australia's Plan SA public database. We reviewed 146 land subdivision cases, comparing approval times for projects that involved tree removal with those that did not:

🔹Projects requiring tree removal (5 cases): average approval time of 79 days.
🔹Projects not requiring tree removal (141 cases): average approval time of 82 days.

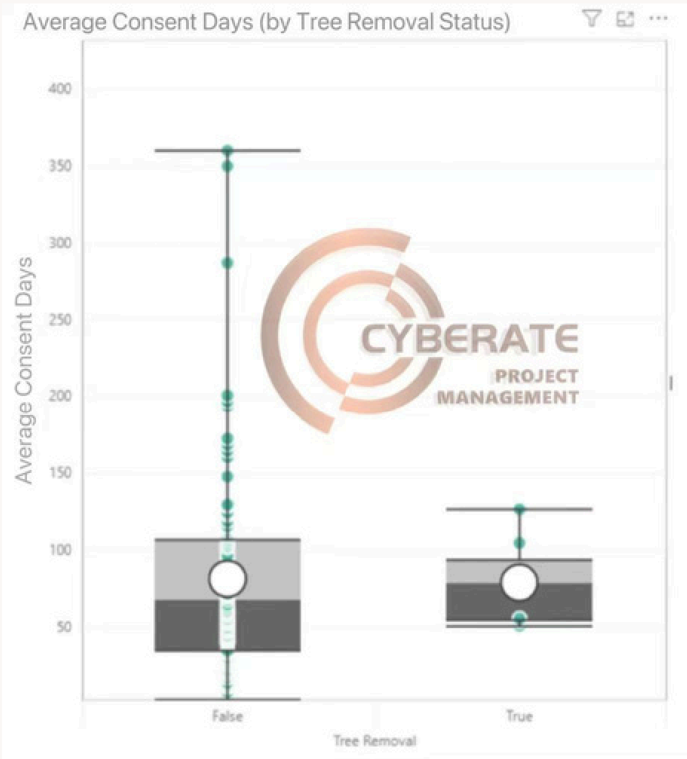
The difference is just 3 days—statistically negligible. Further breakdown by individual Councils shows that approval speed is actually determined not by tree removal, but by:

🔹Variations in Council processes and policies
🔹Complexity of the project
🔹Completeness of the application materials

In other words, tree removal does not significantly delay approvals. In fact, in some cases, projects involving tree removal were approved faster due to more thorough documentation.

What does this mean for developers?
Many developers take an overly cautious approach—or even abandon opportunities—just because a project involves trees. But the data shows that the real drivers of approval efficiency are process and preparation, not a tree.

Recommendations:
🔹Research local policies in advance to understand definitions and requirements for tree removal.
🔹Prepare all application documents thoroughly to avoid delays caused by resubmissions.
🔹Work with teams experienced in navigating approval processes to better manage timelines.



How Long Will Your Project Take to Get Approved?

At **Cyberate Project Management**, we take a data-driven approach to help developers identify approval bottlenecks and shorten timelines:

🔹**Approval Forecasting:** Estimate the approximate approval timeframe to better plan overall project schedules.
🔹**Process Mapping:** Pinpoint key factors affecting approval efficiency, including Council procedures and regulatory requirements.
🔹**End-to-End Support:** From document preparation to submission, we provide guidance to minimise unnecessary delays.

If you are planning a project or preparing an application, contact us to book a 30-minute free consultation — so you can stay in full control of your time and costs.

August Housing Market Analysis | Six Consecutive Gains! Are Housing Prices Really About to Take Off Again?

Over the past half year, Australian housing prices have continued to strengthen, rising for six consecutive months. According to the latest Cotality report, national dwelling values rose by 0.6% in July and by 1.8% for the quarter, marking the highest growth since mid-2024.

For homeowners, this is a signal of "spring returning", but for buyers, affordability pressure is mounting.

A New Cycle, Not Just a Short-Term Rebound
Since the Reserve Bank of Australia (RBA) began cutting interest rates in February this year, the housing market has shown clear signs of recovery. Lower interest rates have boosted borrowing capacity and consumer confidence, encouraging buyers to actively enter the market. Against a backdrop of limited supply, prices continue to climb.

Divergent City-by-City Performance
Although all capital cities saw price growth, the differences are notable:
- **Darwin:** +2.2% in July, leading the nation
- **Perth:** +0.9%
- **Adelaide, Brisbane:** both +0.7%
- **Melbourne, ACT:** modest growth of 0.4%–0.5%

It is worth noting that this is the first time in nine months that capital cities as a whole have outperformed regional areas, signalling a return of confidence to urban centres.

Shortage of Supply & Rising Rental Pressure
Listings remain 19% below the five-year average, while transaction volumes are 1.9% above average. This imbalance means price increases are almost inevitable. Meanwhile, nationwide rents have risen 1.1% in the past three months, with vacancy rates falling to a record low of 1.7%. Landlords are enjoying higher returns, but tenants are facing mounting rental stress.

Outlook: Growth Sustainable, but Challenges Persist

Experts generally predict that housing prices will continue to rise moderately for the rest of the year, supported by:

- A continuing environment of interest rate cuts
- A rebound in buyer confidence
- Persistently tight housing supply

However, affordability constraints and high construction costs remain long-term challenges. The supply of new housing is struggling to ease demand, and the market remains under significant pressure.

How to Respond? Opportunities Belong to the Prepared

In such a market:

- **Buyers** need to calculate costs carefully and time their purchases well;
- **Sellers** can seize favourable market conditions;
- **Investors** should place greater emphasis on planning and risk management.

Cyberate Project Management specialises in assisting landowners and investors by:

- Conducting market and feasibility studies
- Providing end-to-end management from planning approval to construction
- Reducing time costs and avoiding unnecessary delays
- Delivering tailored development strategies to unlock the full potential of land and assets

If you want to know what value your land or investment could generate in today's market, please contact **Cyberate PM** for a personalized development assessment.

Stay ahead of the market—discover your opportunity before anyone else.

Thank you all for your invaluable support in making DDDI Group even more remarkable.

Published by: DDDI Group
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