MONTHLY HIGHLIGHTS

DATA · DEVELOPMENT · DESIGN · INSIGHTS

Foreword

As we moved into February, despite the Chinese Lunar New Year holiday period, the DDDI Group team maintained strong momentum and swiftly resumed full operations. This issue captures steady progress across our development portfolio — from the acquisition of high-potential sites in Noarlunga Downs and Paralowie, to approval milestones at Morphett Vale and Vista, and the interior fit-out works at the Chinatown retail project. February's disciplined execution further strengthened the foundation for delivery throughout the year.

On the industry engagement front, we successfully partnered with Keylend, Keyinsure, Ignition Research and Cyberate Project Management to deliver 'The Four Pillars of Success' — a dedicated seminar for South Australia's construction professionals. The session examined systemic risks at the project initiation stage across four critical dimensions: development finance, construction insurance, industry innovation and project management, continuing our commitment to sharing practical insight and compliance-driven expertise with the market.

In a season defined by momentum and reinvention, we also launched the Group's signature wine — YOUNG 2025 McLaren Vale Shiraz. Inspired by the concept of a reusable rocket, the release symbolises DDDI Group's identity as a data-driven, cross-border enterprise — embracing disruption, iteration and breakthrough as core principles, and signalling that our journey is only just beginning.

Highlights of This Issue:

◆ Projects Advancing Across All Stages: Efficient progress from acquisition to approvals and construction, reinforcing disciplined execution.

◆ Exploring Gemini's Image Model 'Nano Banana': A recap of the marketing team's practical session, showcasing applications across ten key marketing scenarios.

◆ February Industry Seminar Review: In collaboration with four partner institutions, unpacking early-stage project risks and strategies for securing returns.

◆ YOUNG 2025 Launch: Introducing the Group's signature wine, inspired by reusable rocket technology and reflecting our long-term vision.

Project Progress Update

Despite the Chinese Lunar New Year holiday period, the team maintained strong momentum throughout February, with all development projects advancing in line with plan:

◆ **Two Site Acquisitions Initiated into Concept Design**
We assisted clients in securing two development-ready properties in Noarlunga Downs and Paralowie. Both sites have now progressed into early-stage planning and concept design.

◆ **Two Properties Advancing Planning and Leasing in Parallel**
Following settlement, the Payneham and Vista properties have entered the planning design phase. In close coordination with sales agents, the existing dwellings have been successfully leased, generating stable cash flow during the approval period and optimising holding cost structures.

◆ **Three Projects Submitted for Council Assessment**
Dernancourt, Para Hills and Mitchell Park have completed documentation preparation and have been formally lodged for Council review.

◆ **One Project Secured Planning Approval, Detailed Design Advancing**
The Morphett Vale project has successfully obtained Planning Approval (PA). Detailed construction documentation, structural engineering design and compliance documentation are now progressing concurrently.

◆ **Compliance Review Underway Across Three Projects**
Clovelly Park and two Para Hills projects have completed structural design and have entered the building compliance assessment stage.

◆ **Pre-Sales Completed and Development Approval Secured**
The Vista residential project has successfully completed pre-sales and obtained Development Approval (DA) before month-end, transitioning into pre-construction preparation.

◆ **Chinatown Retail Project Entering Fit-Out Stage**
Following Development Approval (DA), the Chinatown retail project has commenced interior fit-out works, significantly shortening the overall project timeline.

February's steady execution has reinforced the delivery foundation for the year ahead. From site acquisition and design submissions to leasing management and construction preparation, each stage has been closely integrated. The team will continue to strengthen execution discipline, closely monitor approval progress, and ensure timely, high-quality project delivery.

CYBERATE PROJECT MANAGEMENT

AI TOOLS WORKSHOP: EXPLORING THE CAPABILITIES OF GEMINI'S IMAGE MODEL 'NANO BANANA'

Earlier this month, Liz from the Marketing team delivered a practical knowledge-sharing session focused on Google's newly released image-generation model — Gemini 2.5 Flash Image Preview, commonly referred to as 'Nano Banana'.

Liz pointed out that the model is not only powerful in capability, but is currently available for free on the Google AI Studio platform. Through demonstrations across ten different marketing and design scenarios, Liz led the team to learn how the tool can be integrated into daily workflows as a visual creativity assistant.

Key Highlights: Advanced Image Generation and Editing Capabilities

1. Precise Character and Portrait Control

◆ Pose and Feature Adjustment:
The model enables accurate modification of posture (such as hands on hips or expressive laughter) and visual attributes, including hair colour changes. Notably, it can generate convincing side and rear views of a person without reference images, demonstrating strong predictive capability for unseen visual angles.

◆ Multi-Image Composition and Mock-Ups:
By uploading two separate portraits, users can seamlessly merge individuals into a single scene (for example, naturally placing them side by side with physical interaction). Logos can also be applied to clothing with strong detail retention, supporting rapid production of promotional mock-ups.

2. Flexible Background Change and Style Transformation

◆ Seamless Background Replacement:
The tool enables users to replace backgrounds with entirely different settings — such as an indoor church or Taipei's Xiangshan Observation Platform — while maintaining natural hand positioning and clean edge integration.

◆ Targeted Style Conversion:
Users can specify changes to clothing styles or visual elements (for example, wearing a traditional Chinese wedding dress or holding a sunflower), while keeping other contour details unchanged during the modification process.

3. Empowering Product Design and Spatial Planning

◆ Product Design and Scene Integration:
The model can seamlessly apply specific artistic styles (such as Ukiyo-e) to product designs (for example, sneakers). It can also directly modify the product's display setting — placing it on a high display cabinet or even on the roof of a sports car — while accurately rendering reflective surfaces such as glass.

◆ Interior Layout Simulation:
By uploading an empty room image, users can insert specified furniture elements via prompt instructions, while preserving the original spatial layout. This function provides a practical visualisation tool for interior planning scenarios.

4. Advanced Image Restoration and Model Rendering

◆ Old Photo Restoration and Text Editing:
The model can remove or modify text within images (for example, changing signage to 'store closing 80% off'). It is also capable of repairing creased or damaged old photographs, adding colour, and adjusting tonal balance.

◆ Transforming Illustrations into Realistic Models:
Flat, stylised characters can be transformed into realistic toy figurines with textured, fluffy surfaces and placed naturally into real-world environments such as desks or bedside settings.

Practical Notes: Liz's Three Key Reminders

◆ Maintain Background Consistency:
When combining multiple images or adding new objects, if the original background should remain unchanged, prompts must clearly specify 'maintain background consistency' to avoid unintended alterations.

◆ Avoid Context Contamination:
After completing one batch of images, it is advisable to start a new conversation thread for a new project to prevent prior image parameters from affecting subsequent outputs.

◆ Save Outputs Promptly:
As Google AI Studio currently operates in a preview environment, conversation history may be lost upon refreshing the page or closing the browser. Satisfactory results should therefore be downloaded and saved immediately.

Overall, Liz's session demonstrated Nano Banana's strong potential in visual asset generation and marketing material restructuring. With systematic prompt configuration and structured operating logic, this free AI tool can significantly shorten the cycle from creative concept to practical execution.

FEBRUARY RECAP | WINNING AT PROJECT INCEPTION: THE FOUR DETERMINING FACTORS OF SUCCESS INDUSTRY SEMINAR

FEBRUARY 10, 2026 (TUESDAY) 6:00 PM – 9:00 PM

As 2026 commenced, DDDI Group’s development portfolio continued to progress steadily. At the same time, we actively partnered with industry experts to dissect the key risks embedded in the project inception stage. In building and development projects, the true boundary of project risk is often determined not during construction itself, but through a series of critical decisions made at the outset.

On 10 February, in collaboration with Keylend, Keyinsure, Ignition Research and Cyberate Project Management, we successfully hosted a dedicated industry seminar tailored for building professionals across South Australia. The session was designed to help practitioners identify risks early and reduce the cost of misjudgement at the planning stage.

Key Highlights of this event

◆ **Development Finance: Understanding Bank ‘Lendability’ Logic and the True Cost of Capital**

Presented by Peiran Hu, senior finance specialist at KEYLEND, an institution established in 1998 with strong banking background expertise, the session focused on unpacking the real logic and critical assessment points behind construction and development lending. Approval of commercial development loans is not determined solely by surface-level project metrics. At its core lies a deep understanding of mainstream bank credit policies and internal approval logic. Peiran provided a detailed breakdown of often-overlooked funding cost components, noting that beyond the bank margin, application fees, line fees, and BBSY-based market risk premiums all materially affect final project profitability.

In addition, under increasingly stringent bank assessments, developers and builders must prepare comprehensive Due Diligence (DD) documentation, including company financial statements, past dispute records and insurance certificates. By identifying potential red flags early and proactively engaging with lenders, Keylend leverages market negotiation capacity to remove financing barriers, maximise pricing advantages and safeguard funding stability.

◆ **Construction Insurance: Breaking the Scale Myth and Examining Insurers’ Core Assessment Criteria**

Presented by Irene Zhu, senior insurance specialist at KEYINSURE, a firm dedicated to risk management within the construction and development sector, the session analysed how to enhance builder insurance capacity and understand insurers’ evaluation standards.The discussion directly challenged the common industry misconception that insurance limits will naturally increase as a company grows in scale. Irene examined the underlying dimensions used by insurers (including providers such as QBE) when assessing both new and established builders, clarifying the key approval criteria and risk logic that directly influence insurability.

She also outlined the specific documentation required for Builder Warranty applications and addressed common practical misunderstandings that may lead to severe consequences. This proactive risk management approach helps ensure sustainability and adequacy of insurance coverage, preventing project disruption caused by coverage gaps and establishing a solid risk protection foundation.

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FEBRUARY 10, 2026 (TUESDAY) 6:00 PM – 9:00 PM

◆ Industry Innovation: Aligning with the R&D Tax Incentive to Convert Trial Costs into Strategic Advantage

Presented by Dr Joy Fang, Director of Ignition Research, a registered Australian government research service provider, this session focused on helping construction and development businesses transform operational challenges into innovation advantages supported by government incentives.The seminar redefined what constitutes 'Research and Development (R&D)' within the construction sector, highlighting that costs arising from new material testing, process experimentation and ESG exploration should not be borne solely by businesses. Under Australia's R&D Tax Incentive (R&DTI), eligible small businesses may receive cash refunds of up to 43.5%, even if the project is not yet profitable.However, with dual regulatory oversight from the Department of Industry, Science and Resources (DISR) and the Australian Taxation Office (ATO), demonstrating technical uncertainty and establishing a compliant evidence chain are critical for approval.

Dr Fang emphasised the importance of maintaining complete documentation, including experimental design records, testing logs and staged reporting. Through authoritative technical assessments and official eligibility certification, businesses can achieve compliant monetisation while mitigating audit risk.

◆ Project Management: Locking in Development Returns Through the SAFE Model

Presented by Lin Yuan of Cyberate Project Management (CPM), a platform leveraging data-driven guidance and multi-disciplinary collaboration, the session examined how project management determines both the ceiling and security of development outcomes. Lin highlighted that development projects face an average hidden profit erosion of up to 20%, often concealed within communication delays, process misalignment and unclear responsibility transitions. To address this, CPM introduced its field-tested SAFE model — covering site intelligence, adaptive financial control, frictionless management and exit strategy — systematically anticipating cross-disciplinary risks and securing project returns.

To address varying practitioner needs, CPM outlined three tailored collaboration models: A Joint Development Partnership model enabling builders to focus on construction. A Full-Cycle Project Management model providing integrated end-to-end coordination. A Collaborative Growth model offering in-depth mentoring and structured capability development. These frameworks support practitioners transitioning toward the Builder role while establishing sustainable, scalable project delivery capability.

Through the four dimensions of finance, insurance, innovation and management, this seminar delivered a practical implementation framework and compliant pathway for attendees. Looking ahead, DDDI Group will continue partnering with cross-disciplinary experts to provide structured industry insight and contribute to the stable, long-term development of the sector.

YOUNG 2025

McLaren Vale | SHIRAZ | 2025

Rocket ascending.
Launch tower standing firm.
Recovery arms open wide.
Humanity has redefined the meaning of 'impossible'.

In this era of breakthroughs, we introduce
YOUNG 2025 McLaren Vale Shiraz.

YOUNG is not merely a name —
it is a state of mind:
To dare to imagine, without being limited by the past.
When the world says 'too difficult', you say — try again.

Like a reusable rocket —
not a one-time explosion,
but something that returns, reorganises, and rises again.

This Shiraz from McLaren Vale
is deep and expressive, with vibrant fruit character.
It is youthful, yet not immature;
powerful, yet composed.
Like a rocket leaving the launch pad —
charged with passion, yet carrying the promise of what lies ahead.

DDDI Group is a data-driven multinational group.
Our spirit — Disrupt. Iterate. Break through again.
We believe innovation can reshape the rules, and the future can be designed.

As written on the label:
Like this young wine, we are only at the beginning of our journey.

This wine is a symbol —
a symbol that we remain young,
and that our journey has only just begun.

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