DDDI Group

MONTHLY HIGHLIGHTS

DATA · DEVELOPMENT · DESIGN · INSIGHTS

Foreword

In April, amid international volatility, rising construction material costs, and supply chain pressures, the Australian real estate and related industries faced increased execution challenges. Despite these uncertainties, the DDDI team maintained a steady and efficient work rhythm. Project progress was not slowed. From new project initiation, design submission, and approval follow-up, to construction preparation, on-site building, and final handover, all activities proceeded in an orderly manner according to plan, laying a solid foundation for subsequent deliverables.

This month, several projects reached key milestones. These included the initial planning phase for the Elizabeth South project, approval preparation for Christies Beach, DA approval obtained for Clovelly Park, demolition completed at Old Reynella and Para Hills, and steady progress across multiple ongoing construction sites. Throughout different project stages, the team continued to demonstrate stable execution capabilities and effective co-ordination.

Beyond project execution, this issue of the newsletter also extends its focus to industry insights and innovation practices. We review the 2026 Australian Property Development Sharing Session, further analysing the practical value of approval logic, design strategy, data-driven decision-making, and policy tools in development. At the same time, Cyberate Technologies, in collaboration with Ignition Research, completed the registration and approval for the Australian Government R&D Tax Incentive, and the AI Tools Sharing Session continued to explore applications of intelligent tools in team workflows.

Highlights of This Issue:

- Project progress updates
- Cyberate Technologies and IR secure R&D Tax Incentive
- Recap of GenSpark AI Tools Sharing Session
- Review of the 2026 Australian Property Development Sharing Session

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Project Progress Update

In April, the team experienced another exceptionally busy and challenging month. With ongoing international volatility, the Australian real estate and related industries were directly affected, including increasing pressures such as rising construction material costs. Nevertheless, these external challenges did not hinder the team from maintaining full momentum on project delivery.

◆ **Successful acquisition of a new project, with preliminary planning underway**

We assisted investors in successfully acquiring a corner lot of nearly 1,000 square metres in Elizabeth South. Sketch design and subdivision planning have already been arranged.

◆ **Planning submission drawings completed, projects ready for approval**

Two projects in Christies Beach have completed the preparation of formal planning submission drawings and are ready for submission.

◆ **Approval processes ongoing, several projects awaiting final outcomes**

Projects in Dernancourt and Mitchell Park are awaiting final approvals from the Council. Positive results are expected shortly.

◆ **Key project obtains DA, construction to commence soon**

The three-unit development project in Clovelly Park has successfully obtained Development Approval (DA). Coordination of construction details has largely been completed, and new building works will commence shortly.

◆ **Demolition completed, projects entering pre-construction preparation**

Two projects in Old Reynella and Para Hills have completed demolition of existing buildings and have now entered the pre-construction preparation phase.

◆ **Ongoing construction projects progressing on schedule**

Projects at Gepps Cross, Valley View, Vista, Clearview, Pooraka, and Ingle Farm continue to progress according to plan. To date, all projects are within the expected schedule, with some even completing certain stages ahead of time.

◆ **Construction close-out completed, projects nearing handover**

The Gilles Plains project has completed construction close-out and all pre-handover preparations, and is approaching final delivery.

Overall, despite multiple external uncertainties and industry pressures in April, the team maintained a steady and efficient project delivery rhythm. From acquisition and planning of new projects, to projects entering approval, pre-construction, construction, and handover stages, each step demonstrates the team’s execution capability and professionalism. Moving forward, the team will continue to apply a rigorous approach, efficient collaboration, and stable delivery to ensure all projects are implemented according to plan, creating long-term and sustainable value for investors.

CYBERATE PROJECT MANAGEMENT

CYBERATE TECHNOLOGIES, IN COLLABORATION WITH IGNITION RESEARCH, SECURES AUSTRALIAN GOVERNMENT R&D TAX INCENTIVE APPROVAL

Amid the ongoing digitalisation and automation of the real estate and construction industries, the DDDI Group continues to focus on how technology can meaningfully support project development, construction execution, and management efficiency. This month, Cyberate Technologies Pty Ltd, a subsidiary of the Group, achieved a significant milestone in technology development and policy recognition by successfully completing the registration and approval process for the Australian Government R&D Tax Incentive.

The approved R&D activities focus on the ‘Construction + IT’ domain, addressing technical challenges arising during real estate development and project management, and exploring how information technology, data analytics, and intelligent tools can enhance industry execution efficiency. This research direction has been recognised by the relevant mechanisms of the Australian Department of Industry, Science and Resources and the Australian Taxation Office (ATO), further validating the strategic value of Cyberate Technologies’ approach to integrating technological capability into traditional construction and real estate development processes.

For Cyberate Technologies, this approval represents not only policy recognition, but also a significant milestone in clarifying and systematising the company’s R&D pathway. Over the past period, the team has continued to advance research in areas such as project digitalisation, process optimisation, data-driven decision-making, and AI applications, gradually transforming real-world business challenges into research topics with qualifying R&D value.

This research direction has also facilitated the publication of related studies and the establishment of collaborative foundations with universities and research institutions, laying a solid groundwork for further technological development, outcomes commercialisation, and industry application.

Translating complex real-world business challenges into compliant R&D projects is not straightforward. Many companies struggle to clearly distinguish between day-to-day operations, technical improvements, and eligible R&D activities, and face challenges in structuring R&D logic, defining technical uncertainties, and articulating compliance. Cyberate Technologies’ successful R&D Tax Incentive registration and the recognition of its research direction were made possible through the professional support of its partner, Ignition Research (IR), throughout the entire process.

As a Registered Research Service Provider (RSP) under the Australian Government, Ignition Research possesses expertise across AI, software, data analytics, and the built environment. In this collaboration, IR assisted Cyberate Technologies in translating complex problems in the ‘Construction + IT’ domain into a clear, structured, and R&D-eligible research framework, while clarifying the relationship between technical uncertainties, research pathways, and qualifying R&D activities.

From internal technical exploration to government recognition, and from practical project experience to structured R&D topics, the collaboration between Cyberate Technologies and Ignition Research not only ensured the smooth completion of the R&D Tax Incentive application but also strengthened the team’s R&D management awareness and ability to articulate technical projects. Looking ahead, Cyberate Technologies will continue to deepen R&D efforts in construction, project management, data analytics, and AI applications, and, with professional support, further convert technological achievements into practical productivity.

WEEK 10 AI TOOLS SHARING SESSION: EXPLORING GENSPARK AI — BUILDING AN ALL-IN-ONE INTELLIGENT WORKSPACE

We would like to thank Bo from our Cyberate Project Management (CPM) team for presenting this week’s AI Tools Sharing Session. The session focused on GenSpark AI, a star platform that, in just 10 months, achieved USD 155 million in annual recurring revenue (ARR) and quickly surpassed a USD 1 billion valuation. The presentation explored how GenSpark integrates multiple AI Agents, consolidating previously fragmented tasks — such as presentation creation, data analysis, and website development — into a single Workspace 2.0.

Key Highlights：

◆ AI Slides: Generate High-Quality Presentations in Three Minutes

Creating client presentations or project proposals often consumes significant time due to formatting requirements. The session highlighted the AI Slides feature: employees no longer need to start from scratch in PowerPoint. By simply describing the content and style of the presentation in natural language, the AI automatically conducts topic research, structures the storyline, and generates a 10-slide deck complete with data charts and design within approximately three minutes. If minor adjustments are needed, users can refine the slides directly with additional prompts, significantly improving proposal preparation efficiency.

Beyond presentations, GenSpark also demonstrates strong capabilities in data processing and front-end development.

◆ AI Sheets 2.0：

Traditional Excel work often relies on complex formulas. With AI Sheets 2.0, users can issue plain-language instructions such as ‘analyse data trends’ or ‘generate charts’. The AI automatically constructs tables, populates data, and even executes SQL queries. The final output can be seamlessly exported as an Excel file with all formulas intact.

◆ AI Developer：

Without writing any code, users can simply describe their requirements — for example, ‘create a consultant website’ — and the AI will generate a complete website within minutes, including contact forms and interactive interfaces, achieving true no-code implementation.

◆ Speakly: A Fourfold Revolution in Voice Interaction

The session also showcased Speakly, a tool designed to enhance input efficiency. Beyond basic speech-to-text, it functions as an intelligent input assistant: automatically removing filler words and pauses, correcting grammar, and applying professional formatting. Input speed is up to four times faster than typing, and it even supports real-time translation. Coupled with the GenSpark Agent mode (activated by double-tapping the Fn key), users can issue complex commands via voice from any workspace.

◆ Conclusion: Focus Energy on High-Value Decisions

Overall, the core value of GenSpark AI lies in simplifying complexity. It eliminates the need to switch between multiple tools such as PowerPoint, Excel, and Canva. By integrating leading models such as GPT-5.2 and Claude 4.6, the AI takes over the tedious tasks of formatting and data computation. For teams, mastering this all-in-one tool means more time and energy can be devoted to high-value business decisions and project advancement.

MARCH REVIEW | FOCUS ON APPROVAL LOGIC AND DESIGN STRATEGY: 2026 AUSTRALIAN PROPERTY DEVELOPMENT SHARING SESSION

MARCH 31, 2026 (TUESDAY) 6:00 PM – 9:00 PM

This sharing session centred on the theme 'Focusing on approval logic, design strategy, and innovative practices to unlock new ways to accelerate project delivery', with in-depth discussions on key topics such as South Australian planning approvals, the value of architectural design, investment return assessment, and government R&D incentives.

In today's increasingly complex Australian property development environment, development is no longer a simple sequence of land acquisition, design, approvals, and construction. It has become a highly systematic process that relies on early-stage judgement, professional collaboration, and strategic execution. Core questions addressed in the session included: how to identify breakthrough opportunities within planning policies; how to enhance project value through design; how to use data to evaluate true market returns; and how to leverage policy tools to reduce development costs.

Key Highlights:

◆ Design Defines Value: Finding Optimal Solutions from First Principles

Louis Tian from EDGESIS Design shared insights on redefining the standards of 'good design' from the perspective of architectural value. Design is not merely about aesthetics, nor is it about elevating project quality through high-cost materials. Truly valuable design starts from first principles, returning to the fundamentals of residential needs, site conditions, market positioning, and cost structures, to identify optimal solutions within limited resources. Louis emphasised that good design must balance spatial quality and spatial efficiency. On one hand, projects should enhance the living experience through aspects such as natural light, orientation, landscape connections, and spatial scale. On the other hand, thoughtful functional layouts, area control, and circulation optimisation improve sellable space and actual usability.

In property development, the ultimate goal of design is not to pursue complexity for its own sake, but to balance product positioning, investment budget, structural challenges, material selection, construction feasibility, and market acceptance. This is particularly true for multi-residential and small-to-medium developments, where the design team must assess where to invest and where to control costs, ensuring that limited budgets genuinely contribute to project value. This aligns with the session's key perspective: design is not an isolated creative act, but an integral part of development strategy. Only when design is coordinated with planning, cost, and sales logic can project value be fully realised.

◆ Innovative Practices: Property Developers Can Also Access Government R&D Incentives

The session also featured Dr Joy Fang from Ignition Research, who provided a specialist discussion on the Australian R&D Tax Incentive. She noted that while many perceive the property development industry as distant from 'R&D', construction firms can engage in qualifying innovative activities through areas such as construction process optimisation, new material application, workflow improvements, drawing interpretation, budget estimation, and AI-assisted approvals. Provided these activities are conducted systematically and involve technical uncertainty, they can be considered eligible R&D activities.
For companies with lower annual turnover, the R&D Tax Incentive can offer tax offsets or cash refunds, providing additional support for project innovation, technological advancement, and long-term competitiveness.

Understanding and leveraging these policy benefits is likely to become a crucial factor for property developers aiming for sustainable, long-term growth.

MARCH REVIEW | FOCUS ON APPROVAL LOGIC AND DESIGN STRATEGY: 2026 AUSTRALIAN PROPERTY DEVELOPMENT SHARING SESSION

MAY 31, 2026 (TUESDAY) 6:00 PM – 9:00 PM

◆ Data-Driven Decision Making: Rethinking Development from an Investment Return Perspective

Bo from Cyberate Project Management (CPM) led a session demonstrating the practical value of professional judgement and data analysis in property development from the perspectives of project management and investment return. In the Marden project, a high-value tree located on the site initially suggested that only three houses could be developed, resulting in a potential loss of approximately 25% of the developable area. However, the project team did not simply accept this initial limitation. By further analysing design regulations, vehicle turning paths, waste bin placement, and Council communication logic, they optimised the scheme and conducted professional assessments. Ultimately, approval was granted for four houses. This case illustrates that the value of project management lies not only in coordinating schedules but also in using professional judgement to maximise feasible development within regulatory boundaries.

Another project at Croydon Park highlighted the importance of data analysis in product decision-making. Faced with a choice between constructing a 280 sqm double-storey house or a 160 sqm single-storey dwelling, conventional sales thinking might favour the larger, higher-priced option. However, after detailed data analysis, the team found that in this market, 160 sqm single-storey houses better met the needs of first-time buyers and mainstream purchasers, offered more controllable construction costs, shorter sales cycles, and higher overall profit margins. This demonstrates that development decisions cannot rely solely on experience or market intuition, but must be based on real data, regional demand, cost structures, and capital turnover efficiency. Effective project management allocates resources to the most productive areas from the early stages, guided by both data and professional judgement.

◆ Planning First: Identifying Project Value Boundaries through Approval Logic

Finally, Senior Planning Officer Hugh shared insights on how, under the current PDI Act 2016 and PlanSA planning framework in South Australia, planning approvals are no longer merely a compliance step, but a critical factor influencing development density, approval timelines, and ultimate returns. For infill development in established urban areas, projects often face complex neighbourhood relationships, site constraints, and policy limitations. Developers cannot focus solely on zoning; early consideration of overlays is essential. Factors such as heritage listings, aircraft noise, flood risk, bushfire risk, and protected trees can directly affect feasibility assessments.

Tree approvals represent a particularly underestimated risk in infill developments. Developers must distinguish between Regulated Trees and Native Vegetation, as the latter may fall under the jurisdiction of the Native Vegetation Council, potentially impacting project timelines, costs, and development plans. At the same time, Performance Assessment offers additional scope for justification. For instance, in the 958 Lower North East Road project, the team leveraged factors such as proximity to Go-Zone high-frequency public transport, mature surrounding infrastructure, and supportive policy intent to justify a higher-than-theoretical development density.

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