



SPR/IPF Proptech Seminar: The role of AI in the investment process: practical adoption and real world impact

Society of Property Researchers

25 February 2026



Investment
Property Forum



SOCIETY OF
PROPERTY
RESEARCHERS



INTRODUCTION AND WELCOME

AGENDA

- Welcome: Matthew Sims, Partner, Burges Salmon
- Introduction: Matthew Partridge, Founder and CEO, Infabode
- Panel discussion with;
Dominic Silman, Chief Economist, LaSalle
Robbie Taylor, Head of Research, Data and Insights, DTRE
Tom Olsen, Chief Financial Officer, Indurent
Kirsty Wilman, COO, Rebalance Earth
- Audience Questions

SPEAKERS



Matt Partridge

**Founder and
CEO**

Infabode



Dominic Silman

Chief Economist

**LaSalle
Investment
Management**



Robbie Taylor

**Head of
Research, Data
and Insights**

DTRE



Tom Olsen

**Chief Financial
Officer**

Indurent



Kirsty Wilman

COO

Rebalance Earth



Matt Partridge

Founder and CEO, Infabode

Matthew Partridge

- CEO & Founder of Infabode-
Launched to the industry in 2016.
- Chairman of the UK PropTech Association (UKPA)
2019 – 2023
- Previously co-founded Pompey Supporters Trust



matt@infabode.com

The History of AI Technology and where it is likely heading



			<p>2028 - 2035</p>
<p>2012 - 2022</p> <p>Analytical AI</p> <p>Deep learning revolution led by ImageNet, Google Brain, and widespread ML adoption</p> <p>Understanding</p>	<p>2022 - 2025</p> <p>Generative AI</p> <p>Mass adoption of GPT-3/4, Claude, Gemini and enterprise co-pilots</p> <p>Creating & Predicting</p>	<p>2025 - 2028</p> <p>Agentic AI</p> <p>OpenAI, Anthropic, and others introducing AI agents that can autonomously execute workflows</p> <p>Acting on Human's Behalf</p>	<p>Reflective/Collective AI</p> <p>Early prototypes by the late 2020s; maturity in the 2030s as multi-agent ecosystems evolve</p> <p>Reasoning & Self-Direction</p> <p>AGI: 2035- Never</p> <p>Understanding Anything-Human Intelligence</p>

INFABODE PLATFORM



The largest database of content on the global real estate market with over one million posts



Tens of thousands of real estate professionals use Infabode to access market updates and intelligence



We take unstructured real estate market information and extract structured data

We turn noise into intelligence



INFABODE IS THE HOME OF INFORMATION FOR THE REAL ESTATE INDUSTRY

40,000 global members **1,300** content partners **1,500,000** pages of content **1,000,000** company posts **20,000** new posts a month

THE LARGEST REAL ESTATE COMPANIES IN THE WORLD ARE ON INFABODE



INFABODE ANYWHERE

Think of Infabode as the CRM for everything happening externally from your business.

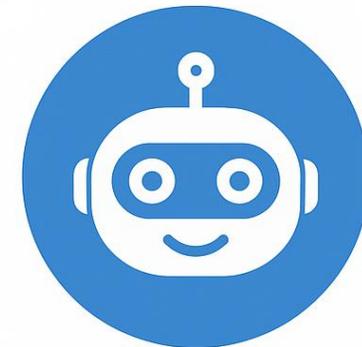
Companies either consume this information directly on Infabode or import relevant data via API.

Infabode Anywhere, is launching in June 2026, with Starwood and ADIA as our first beta clients.

Infabode Anywhere will provide companies with the smartest AI Agent, monitoring the real estate market on their behalf.

Moving from Aggregation → Autonomous Intelligence.

Infabode Anywhere AI Agent



BODIE



Dominic Silman
Chief Economist, LaSalle

Introduction to JLL Falcon

JLL Falcon is our advanced AI platform, integrating vast proprietary data with cutting-edge AI models to power innovative applications for the commercial real estate industry.

Key benefits



JLL's vast proprietary data.

Advanced generative AI models.

Ultra-secure enterprise AI platform.

Differentiators

01

Enterprise data platform

Securely houses JLL's proprietary real estate data and clients' unique information.

02

Supporting infrastructure

Provides access to AI models, protects JLL and client IP, and extends conversational AI to new and existing applications.

03

Purpose-built for CRE

Tailored to meet the needs of a global commercial real estate workforce.



Robbie Taylor
Head of Research – Data and
Insights, DTRE

SPR/IPF Proptech Seminar

The Role of AI in Advisory

Wednesday 25th February 2026

DTRE

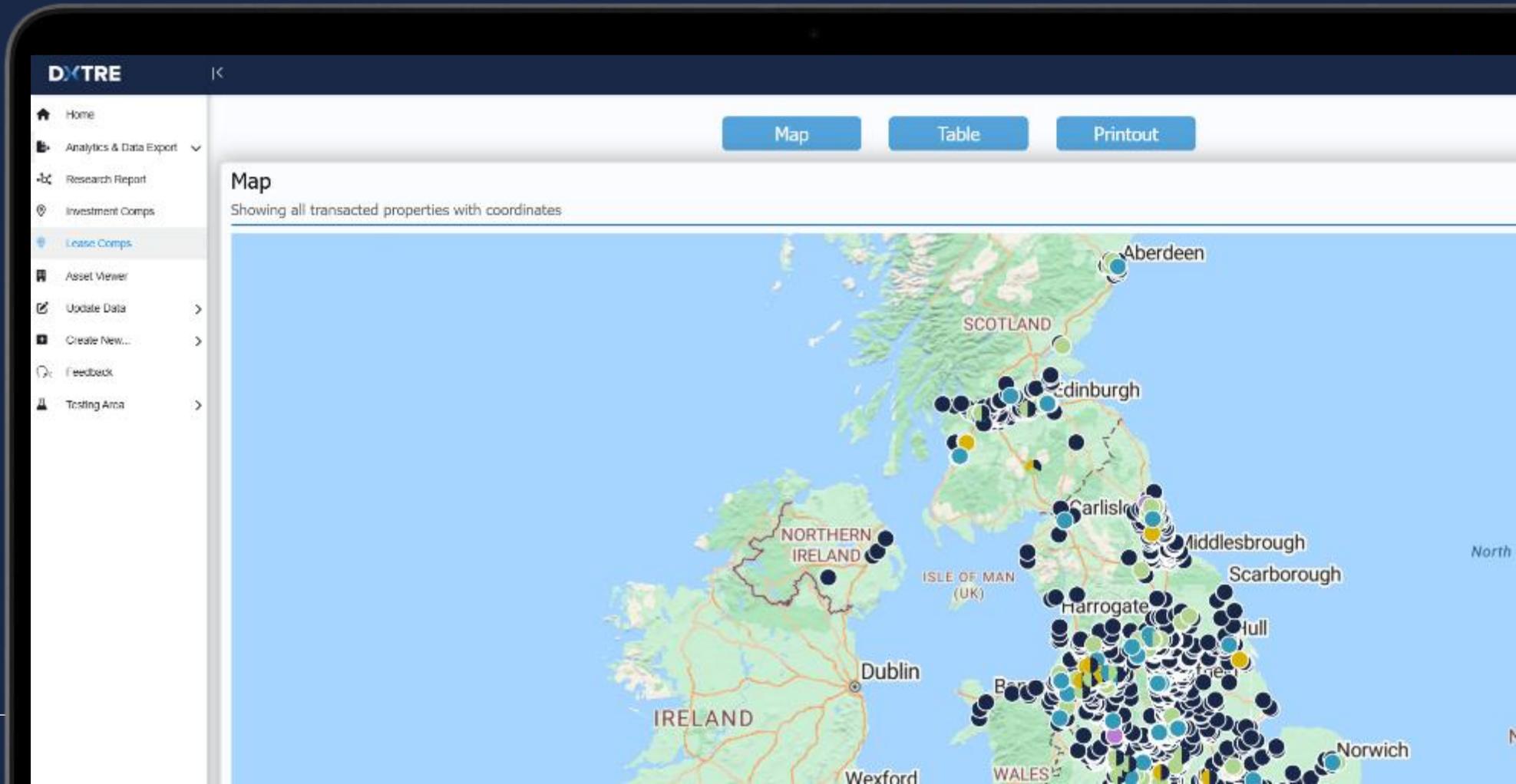
01

Moving into the World of AI



01

Current DXTRE



Current DXTRE

Power BI hit its limits (quickly) – great for dashboards, but inflexible for complex querying, scenario analysis and creating insights from the DXTRE database.

High level of BI Knowledge – required specialist knowledge and frequent manual intervention to extract best answers and keep ‘fresh’ and ‘moving forward’.

Mapping - struggles with catchments, drive-time analysis, overlapping markets, custom boundaries etc. Mapping is designed for presentation rather than exploration, limiting the ability to dynamically interrogate locations and assets.

02

DXTRE 2.0

Moves insight from static reporting to live intelligence – replacing dashboards with real-time, question-led insight drawn directly from the DXTRE database.

Faster – Speed becomes DTRE's alpha

Proprietary capability competitors can't replicate – a bespoke Claude-powered interface turns DXTRE into our own 'asset', not just a data store.

Scalable advantage as the market evolves – the platform learns, adapts and deepens over time, embedding our insight into every investment and leasing decision.

DXTRE Investment Comps
17 total records - 17 on map - 6 filters active

Industrial warehouses in Manchester over 10M

Search property name... United Kingdom x 1 selected x 2 selected x Last 3 months x Price (£/M) x NIY (%) x Area (sq ft) x More Filters

Location: United Kingdom x Status: Available x Under Offer x Use: Industrial x Date: Nov 2025 - Feb 2026 x Clear all

Map Satellite

Property Name	Status	Area (sq ft)	Price	NIY (%)	Date
Admiral Business Park, Eccles, ...	Available	26,275	£6.13M	6.25%	Jan 2026
Finway Court, Whippendell Ro...	Available	2,359	£3.56M	6.00%	Jan 2026
Birchwood Park, Warrington, W...	Under Offer	1,529,263	£210.00M	8.30%	Jan 2026
Art 1, Highbridge Industrial Es...	Available	73,990	£22.00M	6.00%	Dec 2025
Gail's Bakery, 6 Tanners Drive, ...	Under Offer	39,963	£4.80M	7.00%	Dec 2025
Units 1-4, Sovereign Park, Lapo...	Under Offer	75,292	£15.20M	5.25%	Dec 2025
15 Mandela Way, Berrmondsley, ...	Under Offer	63,418	£16.00M	-	Dec 2025
Lingfield Point Industrial Est...	Under Offer	1,300,186	£30.00M	14.00%	Date

Users
Audit Logs
Data Syno
Settings

Jamie Poole
jamie.poole@dxtre.com

© Macbox © OpenStreetMap Improve this map



Ask about your data

Ask questions about your real estate transactions and I'll create visualizations to help you explore.

Ask a question about your data... 

Show me industrial sales in the South East this year

Compare industrial to office sales nationwide

Compare the South East to the North West for warehouse sales

How does 2024 compare to 2025 for industrial sales?

What are the largest office deals this year?

Show me quarterly trends for retail sales



Investment
Property Forum



SOCIETY OF
PROPERTY
RESEARCHERS



Kirsty Wilman

COO, Rebalance Earth

AI in Nature Finance

SPR/IPF Proptech Seminar: The role of AI in the investment process

A presentation by Kirsty Wilman, COO of Rebalance Earth

25th February 2026

Rebalance

Earth

Small team. Outsized impact.

TEAM OF

20



WORK OF

40



IMPACT OF

80

AI is our competitive advantage

- **Agility with purpose**

We move with agility where larger firms often cannot, AI gives us speed and analytical leverage in service of our mission.

- **A tool to support, not replace**

AI is a first-draft engine, not a decision-maker. It supports our work and improves efficiency, but it never replaces human judgement, expertise or accountability. Every output is reviewed, refined and owned by our team.

- **Responsible and mission-aligned**

We use AI responsibly and with full awareness of its environmental and societal impacts. Our Responsible AI Policy ensures every application supports our mission and aligns with our commitment to nature, integrity and long-term resilience.

How we use AI



Meeting Intelligence

We use AI note capture to ensure important insights, actions and decisions are recorded clearly. This allows our team to stay fully present in conversations while maintaining strong internal documentation and follow-through.



First Drafts & Reviews

AI supports the creation of structured first drafts across reports, proposals and communications. Every output is reviewed, refined and approved by our team. It improves efficiency, but judgement and accountability remain human.



Synthetic personas

We create AI personas based on real stakeholder insights to test pitch materials and proposals in advance, helping us refine clarity, anticipate questions and strengthen our positioning before engagement.



Research & Reach

We use AI to synthesise publicly available information on individuals and organisations, helping us build structured profiles and prepare more effectively for meetings and engagement.



Rebalance Earth helps long-term investors integrate Nature into their strategy for resilience, returns, and impact.

Get in touch with Rebalance Earth.



Kirsty Wilman

COO & CFO

KIRSTY.WILMAN@REBALANCE.EARTH

+44 7989 749 760

PANEL DISCUSSION AND Q&A

SPEAKERS



Matt Partridge

**Founder and
CEO**

Infabode



Dominic Silman

Chief Economist

**LaSalle
Investment
Management**



Robbie Taylor

**Head of
Research, Data
and Insights**

DTRE



Tom Olsen

**Chief Financial
Officer**

Indurent



Kirsty Wilman

COO

Rebalance Earth

**THANK YOU TO BURGES SALMON FOR HOSTING
THIS EVENT**

