



KALMAR NEWS

30 September 2025



INTRODUCTION

BERT DENEË

Welcome to the Spring edition of Kalmar News.

We held our first company Community Service Day recently with a good number of our staff working on several projects at the North Shore Riding for the Disabled facility near Stillwater. Despite the rain and wind, the team managed to complete their work and enhance the environment for the riders and volunteers. We are proud to be a Corporate Sponsor of this very worthy cause.

<https://www.northshorerda.org>

The Constructive conference in Auckland this year was well attended by the Kalmar team and highlighted how rapidly Artificial Intelligence has come into play in the construction sector. Whilst we are not pioneers in this field, we are also not going to be left behind and understanding how and when AI can improve our business has become a key focus of the senior management team.

We have recently completed initial interviews for this year's Keystone Trust Kalmar Scholarship and once again the standard of the applicants was pleasingly high. We look forward to Keystone announcing the successful scholarship winners in due course.

The New Zealand Construction Alliance, of which Kalmar is the Auckland partner, continues to develop and is now looking for a new CEO to take the organisation forward. The current CEO Warren Luxton has taken up a new role as CEO of Foster Construction Group, staying in the NZCA family. We are looking forward to our next annual conference hosted by Clelands Construction in Taranaki after the bar was set high by Fosters this year. No pressure Michael.

With the winter rains now well and truly behind us, our site teams are looking forward to some better weather and cranking up production in the countdown to Christmas (I'm sure the clocks are speeding up). More on what our people have been up to in the following pages.

With silly season about to start in earnest, stay safe, stay sober behind the wheel and have some fun!



PROJECT UPDATE

CHELSEA RISE

LUKE KUS

Since the last update, a huge amount of progress can be seen on site at the Chelsea Rise Project in Birkenhead.

Bulk and detailed excavation are complete, foundation works are nearing completion, and our retaining pile capping beam is complete.

The first suspended slab has been poured recently, and we are well on the way for the second suspended slab to be poured in early November.

We have recently welcomed Vincent to the structure team, with Eric heading up reinforcing.

The Kalmar concrete team is now in full swing and keen to get into a typical cycle up into the superstructure.

We will be engaging in some complicated civil work in the coming 2 months at the site entrance, in preparation for the Vector transformer installation prior to Christmas. Zubin and the team will be working to coordinate this work and ensure that it is completed in parallel to the structure works.

We look forward to getting out of the winter season, and ending the year strong, in anticipation of our Façade and Fitout trades commencing in the new year.



PROJECT UPDATE

ELYSIAN

BRANDEN VENTER

Construction Update

Here at Elysian, the team has reached another major milestone with the completion of the Level 1 slab, enabling the top-down construction methodology to get underway. Bulk excavation of the basement berms is now progressing beneath the Level 1 slab. While the persistent rain has presented challenges, the team remains focused and in high spirits. The project has now moved into the structural cycle of the tower, with Level 2 flat slabs currently being installed.

Our Team

Our current site team consists of Jason Underhay (Site Manager), Laksh Jaishankar (Project Coordinator), Jannie van der Berg (Fitout), Lance Blomfield (Structures) and Eric Yuan (Reinforcing). Our project QA team includes Thomas van Roekel, Luca Dennee, Thomas Lindstrom and Cameron Hames who continue to provide invaluable support in keeping the project moving forward.

A special congratulations to Joy Rivera and her husband on the birth of their second son – a wonderful milestone for their family.

What's Next

Over the coming months, the structural works will continue to rise above Level 1 as the tower begins to take shape. With completion scheduled for December 2026, we look forward to sharing further progress updates and celebrating key milestones along the way.



PROJECT UPDATE

FABRIC²

BRENDON VANNAN

The Fabric² Development continues to move in the right direction, as we work towards our 2026 completion.

A lot has happened over the last 3 months, with the roofs to both buildings now on. We were very impressed with the turnout to the roof shout, with over 287 people accepting the invitation! Thank you to those who attended and for showing your support for the project.

Our façade teams have completed the first building with the consultant final inspections currently underway and the scaffolding coming down. The second building's façade is not too far behind, and soon both buildings will be in full view for the Onehunga community. This allows us to make a start on the external works.

Fitout has been progressing at a steady pace and both buildings are now at a stage where 1st Fix and GIB to walls are complete. We're now onto the finishing trades – level 1 has final paint and carpets complete, and level 6 is busy with services above ceilings and ceiling grids installs. All hands on deck as we push towards the finish line!

Our Tower Crane is gone!

This was one of the more complicated crane removals Kalmar has experienced in a long time! Removing a 400-tonne mobile crane with a 45m luffing fly jib, communication with neighbours and surrounding businesses, work outside our consented hours, permits, line drops, line re-routing, AT and TMP approval, and of course, the weather! Fortunately, everything went off without a hitch.

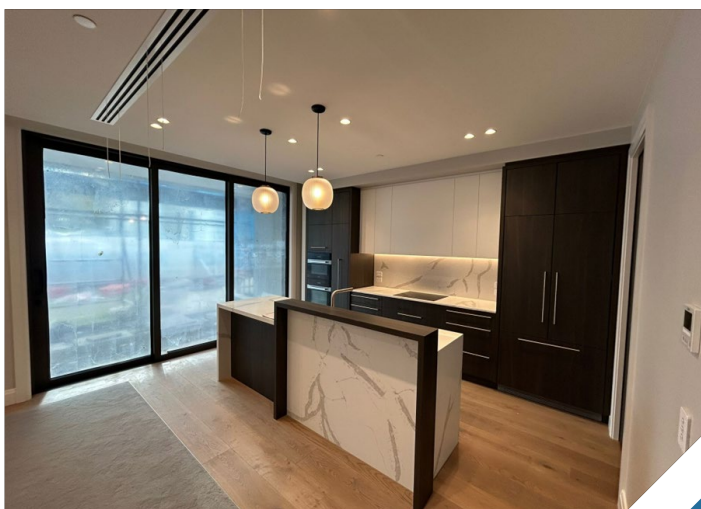
With Shifty covering external concrete work and hard landscaping, Arthur and Antonie are bringing the façade and balconies to completion. We're set to see some good progress on the external works in the coming months.

Alan, Mark Way (who has recently joined the team), Darrin, Derrick and Bernard are all looking after the fitout trades, with Edmund supporting them as fitout manager and overall site operations being managed by James.

Behind the scenes, Sam keeps things lively around the office whilst supporting the rest of the team, and recently had a well-deserved get away in Rarotonga. Paul keeps everyone safe and healthy, and our QS team, led by Donald with Liam and Jervis, looks after the dollars.

Jack Linthwaite has joined us as a student and will be lucky enough to see the project to completion; Welcome Jack! Jason has moved onto his next adventure with the Elysian team. Thank you for your contribution and oversight at Fabric².

We haven't been busy on the social front recently, but that all set to change! Edmund recently found out he is having a little girl - Congratulations Ed, we look forward to meeting her!



PROJECT UPDATE

FOUNDATION BUILDING 2

NICHOLAS BOTHA

Spring has arrived, and with it comes fresh momentum on Foundation Building 2. Over the past few months, we have achieved some incredible milestones, a true testament to the dedication and teamwork of everyone involved.

Fitout

- The sample unit has officially been signed off by the architect
- Ground floor units are now being snagged
- Final coats of paint are underway on Level 1
- Kitchen and flooring installations are in progress on Level 2
- Ceilings have been lined, stopped & sanded on Level 3
- Internal framing is complete and lining has commenced on Level 4
- Wall framing has finished and first fix is well underway on Level 5

Façade

- The apartment window install is complete, and the building is now watertight
- 70% of the stone is complete – with over 11,000 pieces installed to date!
- Balustrades have been installed up to Level 3
- Nuwall cladding installation is officially underway

Roof

- The roof canopies have been installed
- Level 6 area A warm roof has been installed, with the Monkey Toe system to follow.
- Level 5 area warm roof install has commenced

The first scaffold is scheduled to come down before the Christmas break and the team are highly motivated to achieve this. This milestone will give the client a valuable opportunity to further market the building.

On the social front, the team celebrated the sample unit sign off with a well-earned steak night. Plans for the roof shout are also underway, with an event set for November 2025. Watch this space!

A heartfelt thank you to our client, consultants, subcontractors, and of course, our hardworking team on the ground. The finish line is in site and we appreciate your combined effort and commitment to a quality product.



PROJECT UPDATE

YORK HOUSE, PARNELL

DILLON TAYLOR

It's been an exciting few months at York House! Since our last update, the structure has climbed out of the basement and is now rising above ground.

The basement and car park slabs are complete, and the ground floor slab has been poured—marking a major milestone for the team. This achievement represents a year of hard work since Kalmar began on site with the demolition of the existing buildings in August 2024.

With the ground floor slab in place, permanent support for the retaining piles is now established, allowing us to remove the temporary ground anchors. These anchors extended beneath the road and neighboring properties, so their removal clears the way for completing the remaining shotcrete retaining walls.

Above ground, progress is visible! Precast concrete columns and spandrels—key features of the finished façade—have been installed up to Level 1 and look fantastic. Neighbors and local businesses can finally see what we've been working on for the past year, and excitement is building.

Our site team is growing too. Arona and Wehan have joined Lee and Joseph in supervision, alongside the expanding Kalmar Concrete crew, all working hard to keep momentum strong.

In the coming months, we look forward to seeing the structure climb higher and paving the way for façade and fit-out work.

Mā te aha i tēnei!
(This is just the beginning!)



PROJECT UPDATE INTERIORS

JUSTIN DE BEER

NZ Blood, Constellation Drive Fitout

After 8 weeks on site, the team achieved Practical Completion, which was a very impressive performance from Pedro, Alice and the rest of the team. The base build site conditions were always challenging and the whole team needed to re-consider and re-design a long list of assumptions from the tender documents. Currently our Client is finishing off the FF&E scope and we are remaining on site to assist where we can. Photos to follow as we head towards the opening day first week of November.

153 – 157 Kerrs Rd – Terracat Fitout

We have kicked off this exciting new project, with handover anticipated in mid-February 2026. Our proven expertise—especially in managing work within live environments—was a key factor in securing this opportunity. Stay tuned for more details soon!

Pedro and Alice have started with the procurement. Special mention to Scott for his hard work on the estimating side of this one.

Beatie Lodge Retirement Village - Common Area Toilet Upgrade

Ben is working with our Client “Real Living Group” to help deliver a small bathroom upgrade with its own complications as it is in the middle of the existing public area for the retirement village. I am sure he will be getting plenty of advice from well-meaning on lookers.

General Comment

We continue to price new works and have a few live tenders in the market at present which we are optimistic about. More updates to follow.



PROJECT UPDATE

MAINTENANCE

CAMERON NELSON

Kalmar Maintenance has hit the ground running and over the past few months, our team has been out meeting Kalmar Construction clients—and the feedback has been outstanding.

Customers are seeing real value in the way our systems integrate with their teams and in our ability to seamlessly transition from project delivery to ongoing asset care.

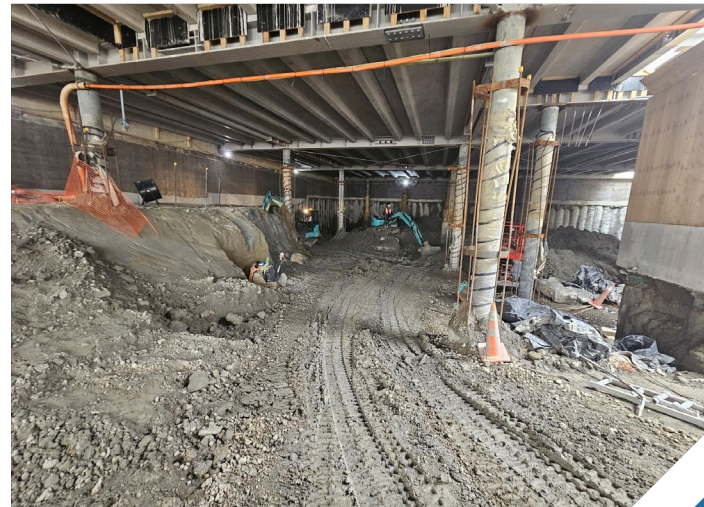
New wins:

- **Annual Maintenance Contracts** secured with:
 - Real Living – Warkworth Oaks & Hotel
 - Remuera Gardens
 - Browns Bay Medical
- **Additional project:** repaint of a multistorey building at Warkworth Oaks

Focused on delivery

We're fully focused on these initial contracts, ensuring Kalmar Maintenance stays ahead of schedules, communicates clearly, and keeps every site performing at its best.

Want to learn more about our maintenance offering or book a site review? Get in touch with the Kalmar Maintenance team at cnelson@kalmar.co.nz



PROJECT UPDATE

CONCRETE

COLE PRENDERGAST

Despite challenging weather, our teams are keeping momentum strong across all current projects.

York House, Elysian, and Chelsea Rise are now rising above ground, and the quality on display is something to be proud of. Ka pai to everyone on the tools and in support—your resilience is shining through in the results. Big things ahead!

At York House, we're gearing up for our first self-performed post-tensioned (PT) slab, with the slab pour booked for early October. Following this, we'll move straight into stressing and final grouting. Thanks to the crew for the thorough pre-pour coordination and QA—this is a great milestone for Kalmar Concrete capability.

Big congratulations to Masum Sayal for completing the BCITO NZ Certificate in Construction Trades Supervision (Level 5). This is a significant achievement that strengthens our on-site leadership team.

We currently have two concrete apprentices progressing well:

- Nua is targeting completion by the end of this year.
- Hamz is not far behind and tracking strongly through unit standards

Thanks to the site mentors who are investing time in coaching, and to all the site teams for your continued hard work.

WHAT HAVE KALMAR CONCRETE BEEN UP TO THIS QUARTER?

Hazard Testing recently came in to do some fit testing for 5 members of our concrete team – Glenn, Allan, Florencio, Michael & Asterio.

Fit testing for masks is done to make sure the mask seals properly to a person's face to give the intended level of protection. As everyone's face shape is different, fit testing helps to identify which make, model and size of mask would work best for each individual.



At Elysian, the level 1 structural slab and wear slab are now complete. The total station is now used for all set out and QA, including steel.

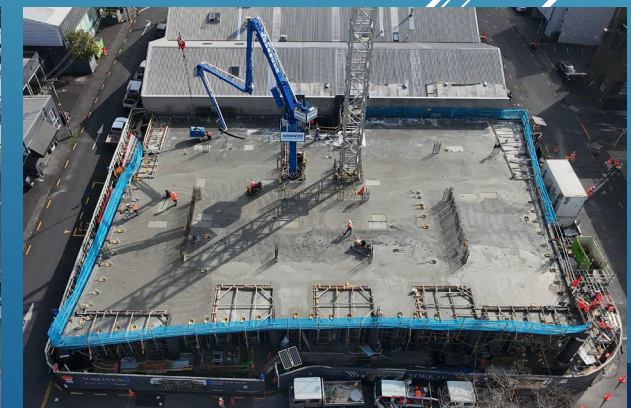
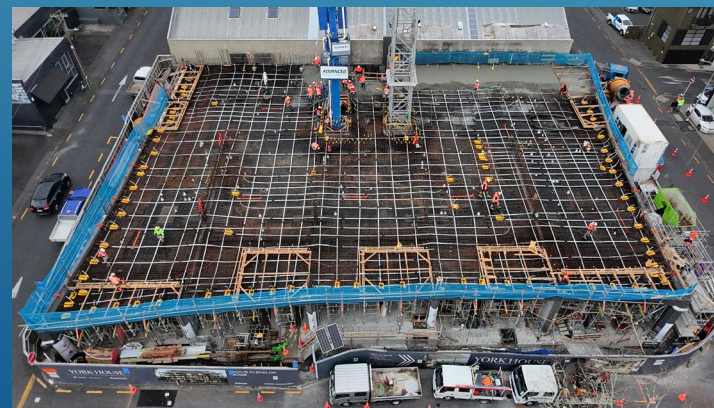


In September, the York House team achieved a major milestone with the successful installation of the first post-tensioned slab on Level 1.

Led by Arona Pere, our skilled installers—who also double as steel fixers—worked seamlessly to bring this phase to life. The materials, sourced from Australia, came together like clockwork thanks to careful planning and strong teamwork.

As the first slab of its kind on this project, it presented a few challenges, but the crew tackled each one head-on to deliver a high-quality finish. The lessons learned here will help streamline work on the upper levels and improve efficiency moving forward.

A huge well done to everyone involved—great teamwork and a great result!



Happy 1st Birthday! ❤️

Her smile says it all!

Esme La Trobe, who is always a smash hit when she comes to say hi, celebrated her first birthday in August, and from the big smile on her face, she was having a great time celebrating! 🎂



Welcome Baby Arthur!

We're delighted to share that Pedro Silveira and his partner Ana have welcomed their first child, Arthur, into the world.

Arthur arrived at 9:53 pm on 9 September, weighing 3.5 kg and measuring 50 cm.

Huge congratulations, Pedro and Ana—wishing you all the joy (and sleep!!) as you embark on this wonderful adventure of parenthood.



Joy's 'Gift of God' ❤️

Congratulations to Joy & Ouim Rivera on the arrival of their little boy, Mateo. Their oldest boys name, Lukas, means Bringer of Light, with Mateo meaning 'Gift of God'.

Mateo was born on 3 August at 2.9kg, but he is growing stronger by the day and although he spends a lot of time awake when everyone should be asleep, Joy said he is their Little Prince Charming. 👑

Congratulations to you all....enjoy all the happy days that are yet to come.



KALMAR'S MIDWINTER HOE-DOWN AT KUMEU VALLEY ESTATE

This year, we headed back to the amazing Kumeu Valley Estate for our Midwinter celebration – a good old-fashioned hoe-down!! Everybody got in to the spirit of the event and we saw some great costumes – well done to Alana Adamson & Lee Savage for being our best dressed!

The entertainment tied into the theme with everyone taking their turns on the mechanical bull! Well done to Liam and Ellie - our 2 champions who managed to stay on the longest! After a delicious feast, it was on to the line dancing, which was a huge hit (we have the videos to prove it!)

Thank you to everyone who made the effort to dress up and get dancing, and to Kumeu Valley Estate for another great event!



GIVING BACK TO THE COMMUNITY

As a proud Gold Sponsor of North Shore Riding for the Disabled, we chose to dedicate our annual community day to a hands-on working bee at their site in Stillwater. Our objectives for the day were to construct a new horse shelter, repair and extend existing fencing, and enhance the area behind the stables with native plantings. This could not have been possible without the following business who donated materials and time to the event: Placemakers, Mansion Civil, Metalcraft, Roofdek, Mace Landscapes and Tree & Landcare Services. Thank you all for helping make the day a huge success and to all the Kalmar staff who volunteered.



KALMAR SOCIAL CLUB

NZ Warriors vs Gold Coast Titans – 26th July

The Gold Coast Titans spoiled the Social Club party at Go Media Stadium, coming from behind to beat the Warriors 24-16 in front of a sold out crowd.

All Blacks vs South Africa – 6th September

You would have thought this was a home game for the Springboks given the sea of green out and about before the game. Fortunately, the All Blacks edged South Africa 24-17 at Eden Park extending their unbeaten streak at the ground to 51 Tests.

Early tries put New Zealand in front with South Africa rallying in the second half to close the gap but a crucial turnover from Ardie Savea in his 100th Test sealed the result. Such an amazing atmosphere and a night to remember.

We wont talk about the following week 🤔

Upcoming Events

Pool Competition – 16th October

Fishing Trips – 16th & 23rd November



WORDS OF APPRECIATION

'I wish to formally thank you for the working bee you organised for us last week. I am amazed at how much work your wonderful group of staff achieved for us, on such a terrible stormy day! Somehow you all just kept on going through the awful weather, and you got the jobs done!

We are all very grateful to you for not only supplying your time but also your financial assistance in providing materials and plants. The planting above the new stalls will look wonderful as it grows and the new shade cover in the paddock will make a big difference for the horses when it is completed. Thanks too for building the fence next to the gate, making it much safer for both horses and pedestrians

Once again, thank you for being such an amazing organisation in your support of North Shore RDA.'

Christine Fallas, President North Shore RDA

'On behalf of our team, I would like to extend my sincere thanks for your support for our site visit this morning at Fabric 2 project in Onehunga.

We sincerely appreciated the warm hospitality, meticulous planning, and the valuable time your team devoted to ensuring the site visit was both engaging and enlightening. The professionalism, articulate communication, and genuine enthusiasm demonstrated by each team member were truly commendable.'

MCM Management Team

A big thank you to the Kalmar Construction Ltd site team for proudly hosting NZIQS Auckland members at their Foundation 2 construction site.

During the visit, the Kalmar team showcased their meticulous attention to detail and the thoughtful organisation of the site, which exemplified a well-managed construction environment. We wish Kalmar every success in completing the project. Special thanks to Rob Cunnington –Director, Nicholas Botha – Project Manager, Paul Dine – H&S Manager, and the whole Kalmar team for making the visit such a success.

Claire Ding, KiwiRail

WHAT HAVE WE BEEN UP TO THIS QUARTER?



Our Directors attended the annual Keystone Rugby Club lunch, as did our Kalmar-sponsored Keystone student, Summer Foley.

As a main sponsor of the event, we were delighted to have the company of Melodie Johnson & Ian Jones at our table.



The team at Foundation were ready for All Blacks v South Africa game earlier this month, enjoying some good-natured rivalry!

We hosted a team of NZIQS Auckland members at our Foundation Stage 2 site in Parnell. "We were truly impressed by Kalmar's strong commitment to health and safety, as well as the warm hospitality extended to our NZIQS members". Thank you to everyone involved in making the visit a success.



Harrison Chapman has had a great year in the Massey Under 85kg rugby team and was recently selected for the North Harbour Under 85kg team.

Well done, Harrison! We look forward to watching your progress!



Scott Liston, Rob Cunnington, Donald Chataira and Ryno De Beer headed down to Invercargill for the NZIQS Conference, where they attended a series of workshops and site visits and took advantage of connecting with other members in the industry.

Ashton Savage has had a busy year playing for Northcote Under 21's and premier sides and has been selected for the North Harbour Under 18s, Blues Under 18s, Blues Under 20s wider squad and most recently the NZ Maori Under 18s national rugby team.

Good job, Ashton!



Our 2nd bake off of the year was the Black Forest Cake battle between Joce & Bert. With both cakes getting the thumbs up from the team, Jocelyn emerged victorious! Next in line – Kirsty v Ryno with the famous Pavlova!



Happy Birthday to Paul Dine, Wayne McKeown and Donovan Ratner, who all work on our Foundation 2 site and all celebrate their birthdays on Saturday 27 September.
That must have been one heck of a morning tea shout!



WHAT HAVE WE BEEN UP TO THIS QUARTER?



Chelsea Rise recently welcomed Auckland Mayor Wayne Brown, who commended the project for its contribution to addressing the city's growing demand for quality housing close to the CBD. His visit highlighted the importance of well-planned urban developments that support Auckland's vision for connected, sustainable living.

Below (L-R) is Lead Developer Darren Brown, North Shore Candidate Danielle Grant, Wayne Brown and Kalmar's Construction Director, George Kubicki,

We hosted a group of Master of Construction Management Students from AUT that were keen to be able to connect classroom learning with real-world construction practices, observe site management, safety, procurement and quality control and to understand the roles of key personnel.

41 students were split across our Fabric², Foundation Building 2 and York House sites where they were shown around by our Project Managers, Site Managers and H&S Site Managers.

The tours were a huge success with us receiving the following feedback from the team:

'We would like to extend our heartfelt thanks for your generosity in hosting us across the three Kalmar construction sites today.'

We deeply appreciated the warm welcome, thoughtful preparation, and the time your team dedicated to making the visit both engaging and informative. We were especially impressed by the professionalism, clarity, and enthusiasm shown by everyone we met.

Your team's seamless collaboration and responsiveness, both in your communications and on-site, truly reflect Kalmar's commitment to excellence in the construction industry'.

Thank you to the 3 sites and your teams for making it a successful day!



CELEBRATING 25 YEARS

February 2026 marks a milestone for Kalmar as we celebrate our 25th Anniversary. Between now and then, we will be sharing some photos of the past 25 years - enjoy!

