



KALMAR NEWS

June 2026





INTRODUCTION

BERT DENEÉ

Welcome to the Winter edition of Kalmar News.

The colder temperatures we are now experiencing are unfortunately matching the current frosty state of the construction market, although a few signs of warming are starting to appear. We have recommenced design on the next stage of the Oaks retirement village in Warkworth, and we have recently been appointed as Main Contractor for a new Pathology Laboratory for Te Whatu Ora in Mt Wellington. Hopefully the end of Mr. Trump's middle east adventure is in sight and further confidence returns to our construction market along with lower fuel prices.

As the following pages attest, we are continuing to make good progress on all our current projects thanks to the fantastic efforts being put in by our site teams.

We were pleased to win 3 gold awards and one silver at the recent New Zealand Commercial Project Awards from the four projects we entered. This was a deserving recognition of the efforts put in by our teams to deliver excellence for our clients.

Kalmar Concrete continues to go from strength to strength, with our drive to expand the customer base beyond our own projects. Rob La Trobe has been leading the charge to let the world know just how good we are at delivering complex concrete structures with our own post tensioning, reinforcing and formwork teams. We look forward to reporting on some exciting new work in the not too distant future.

Stay warm, stay safe and know that summer is just around the corner.



PROJECT UPDATE

CHELSEA RISE

LUKE KUS

Following another productive quarter, the team continues to build strong momentum on site, achieving significant progress across all key workstreams.

Over the past few months, substantial progress has been made to the structure, with the superstructure now nearing completion. The final slab pours have been completed, and the roof is almost fully installed, marking a major milestone for the project and bringing us closer to full structural completion.

Façade works continue to progress strongly, with Lordkarlo leading the charge. The team has driven impressive vertical progress up the building, completing nib waterproofing, installing framing, windows and glazing, as well as balcony sliders. Both the quality of workmanship and the pace of delivery continue to track exceptionally well.

Internally, works are now in full swing across all floors. The fit-out team has been progressing steel framing, first-fix services and lining works throughout the building, with multiple trades actively working across every level. With Edmund, Jack and Harrison continuing to coordinate activities, the project remains well resourced and maintains a smooth and efficient workflow for all contractors.

The sample apartment is also approaching completion and is beginning to showcase the quality and standard being delivered across the wider development. Final finishes are now being installed, with the team focused on ensuring the completed unit provides a strong benchmark for the remainder of the project.

A strong focus remains on maintaining programme momentum while continuing to deliver a high-quality product. With several key milestones on the horizon, the team remains motivated and focused on driving the project forward over the coming quarter.



PROJECT UPDATE

ELYSIAN

BRANDEN VENTER

Since our last update, a key project milestone has been achieved with the completion of the final structural slab, shotcrete walls and in-situ stairs. This marks the completion of the main structure, which has been delivered using a top-down construction methodology. This approach has allowed the team to efficiently progress both the superstructure and lower-level works in parallel.

With the warm roof system now complete, and aluminium joinery and glazing installed, the building is now weathertight. This has enabled the team to progress the internal fit-out workstreams.

On the façade, the imported natural stone cladding continues to progress and has recently passed the halfway mark, alongside the other external cladding systems. Internally, wall framing is complete, with GIB linings underway across multiple levels. Internal painting has commenced on Level 1, with bathroom preparations and timber flooring works following closely behind.

Meet the Team

The project site team consists of Jason Underhay, Site Manager; Laksh Jaishankar, Project Coordinator; Jannie van den Berg, Darrin Green and Derrick Morby, Fit-out; Marc Barton and Joseph Lefata, Façade; Shane Punter, Structures; and Paul Dine, HSE Manager. Supporting the project delivery is our commercial team: Thomas van Roekel, Luca Denée and Cameron Hames, who continue to provide valuable commercial and programme support.

Domingo Espinoza will be joining the team shortly to manage façade works, he will be taking over from Marc Barton, who will be leaving Kalmar this month. We thank Marc for his efforts and contribution to the project and wish him every success in his future endeavours.

What's Next

The focus will now be on accelerating internal progress. With multiple work fronts open across the building, the project is well positioned to maintain momentum as fit-out, façade and finishing trades continue to advance.



PROJECT UPDATE

FOUNDATION BUILDING 2

NICHOLAS BOTHA

As we move into the final month of the project, Foundation Building 2 continues to make exceptional progress across all areas. The team has maintained strong momentum through an extremely busy period, with the project entering the final stages ahead of Practical Completion. The standard of workmanship and coordination across all trades continues to be exceptionally high.

A major milestone has been achieved internally, with architects' inspections completed for all apartments throughout the building. Corridor inspections have also progressed exceptionally well, now completed up to Level 4. In addition, IF2 inspections for all units have been completed, while corridor IF2 inspections have reached Level 5, with only one final inspection remaining. This week marks the commencement of Client inspections, representing another significant step toward project completion and handover readiness. The collaborative effort between consultants, subcontractors and the wider site team has been instrumental in achieving these outcomes.

Externally, hard landscaping works are progressing at a rapid pace and continue to transform the site environment. All blockwork walls have been completed, with installation of capping stones making strong progress throughout the external areas. Plastering works to walls are also well underway, while paving activities have commenced across multiple fronts.

One of the standout highlights over recent weeks was the successful installation of the feature persimmon tree, which has added a striking visual element to the development and reflects the quality and attention to detail being achieved throughout the landscaping works.

Despite the project operating as an extremely busy site (with an average of 150 personnel onsite daily), the team continues to perform exceptionally well. The bespoke finishing details, combined with multiple active workfaces across the development, have presented ongoing coordination challenges. However, the team has embraced these complexities positively, continuing to work collaboratively and with great determination to achieve the required outcomes. Everyone involved should be extremely proud of what has been accomplished.

Team morale remains strong as we approach completion. A recent steak night at Tony's Steak House was an opportunity for the team to relax and celebrate the incredible effort being delivered across the project. The camaraderie onsite continues to be a major strength, with motivation and commitment remaining high throughout the project team. Practical Completion is programmed to be achieved on Wednesday, 1 July 2026, with a deferred landscaping works package agreed with the client.



PROJECT UPDATE

YORK HOUSE, PARNELL

DILLON TAYLOR

It has been a busy three months since our last update in March. With the roof now complete and work on the gutters and balcony roofs underway, the project continues to make strong progress. Following the installation of the Level 5 windows, the building will soon be fully weather-tight — a significant milestone that will allow finishing works on the lower levels to accelerate in the coming weeks.

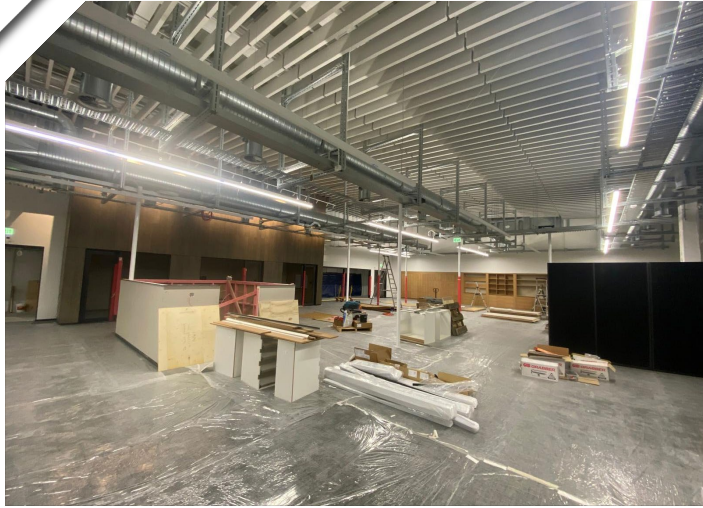
With the roof complete, the tower crane is now ready to be removed. It will be replaced by mobile cranes and a builders' lift to support the remaining materials deliveries. This marks another important stage in what has been a logistically challenging project, particularly within the tight streets and neighbourhood of Parnell. Credit goes to Gerhard and the wider team for managing these challenges so effectively.

The team from Kalmar Concrete has now demobilised and left site, having completed façade joinery through to Level 4 and making good progress on Level 5. Balcony cladding works are following closely behind under the supervision of Arthur and Krish. Behind the scaffold, the façade glazing and precast concrete continue to come together, and we are looking forward to seeing the full building revealed once the scaffolding is removed.

James, Mark and Alan continue to drive the fit-out programme forward, with framing now underway on Level 5, services first-fix completed through to Level 5, and GIB installation progressing through to Level 3. Justin Riley has also joined the team to oversee the second-fix trades, with kitchens now being installed on Level 0 and GIB stopping underway on Level 1.

The ground-floor sample apartment is entering its final finishing stages and will soon be handed over to the architects for defect review. It has been particularly rewarding for the team to see this apartment come together, providing an exciting preview of how the completed building will be presented.

The months ahead will be busy as the project continues to ramp up towards completion at the end of the year. With a strong team in place and excellent momentum across the site, we are well positioned for the final stages of delivery.



PROJECT UPDATE

INTERIORS

PEDRO SILVEIRA

University of Auckland B903 RIO Fitout – Newmarket Campus(\$5m)

As the project progresses through the finishing stages, the industrial look created by the exposed feature services at high level is starting to take shape. Combined with the neatly installed baffle fins below the roof structure, the space is now presenting a spacious and sophisticated double volume collaborative environment. The full height timber feature wall panels are also nearing completion. The focus now is on completing the remaining 2nd fix items, flooring installation, commissioning and snagging to prepare for the consultants' final inspections. Great work Zubin and Alice, we are almost there!

4 Fred Thomas Drive Upgrade – Base Build Integrated Fitout (\$1.5m))

The works at our neighbouring tenancies are progressing well, with the new lift shaft now complete and ready for lift installation, which is scheduled for next month. At the GN Hearing fitout on Level 1, all gib, aluminium joinery, and ceiling grids have been installed. The project is currently at painting stages, with floor preparation underway ready for finishes to start. On Level 2, T14 Clinic fitout has recently started and the team has already completed the walls steel studs framing and good progress is being made with 1st fix services installations. Thanks to Lance and Thomas!



SKILLS HUB – IGNITE – 98 Kerrs Rd (\$2.1m)

The second Skills project delivered by Kalmar Interiors is proving to be another successful outcome. The four new classrooms within the existing building are now virtually complete, with only minor items getting finished over the coming days, progressing safely and ahead of programme. The new-build function room is also tracking well. The roof is now complete, cladding installation is underway, and the internal services trades are making strong progress. Full credit to Ben for his hard work throughout the project. He is now taking some well-deserved leave, with Antonie joining the team to support the project through final stages. Well done, team!



PROJECT UPDATE

MAINTENANCE

CAMERON NELSON

Facility Maintenance Update

Facility Maintenance have been busy completing all BWO and planned maintenance inspections to ensure the building assets are performing as intended and remain fully compliant. These proactive measures help extend asset life, reduce unexpected failures, and maintain a safe and reliable environment for occupants.

We are also looking forward to commencing upcoming upgrade and refurbishment works with the Ministry of Justice and the University of Auckland over the next month. These projects mark an exciting continuation of our commitment to supporting key institutions across our portfolio.



Our Kalmar maintenance team has been delivering preventative maintenance services following the successful completion of a @Kalmar Construction project at Remuera Gardens. It's a strong reflection of planning, teamwork, and execution.

A highlight of last week was recognising one of our service providers with a Health & Safety Award, acknowledging exceptional work execution, supported by diligent pre-starts, thorough documentation, and a strong commitment to health and safety in high-risk environments.

Well done to Jorge Pino and Pablo Monzalves from @On Ropes Ltd. Your commitment to safety and quality sets a high standard for everyone.

Did You Know?

Regular preventative maintenance doesn't just ensure compliance—it can significantly reduce long-term costs. Addressing minor issues early, such as worn seals, blocked filters, or loose fixtures, can prevent larger failures and extend the lifespan of building systems. Scheduling routine inspections is a simple way to protect both performance and budget.



PROJECT UPDATE

CONCRETE

TIM ELLERY & COLE PRENDERGAST

KiwiRail Wagon Jacks

Kalmar Concrete have been back to KiwiRail's Westfield site to install new cable pits similar to the work we've carried out in the past, almost two years ago!

Laurence Estrada, Rodelio Curray and Moises Luces worked on the project and have just completed it this week. Well done guys. This is in an environment with strict safety protocols and our team followed these diligently. Another successful project and happy client and I'm sure we will be back in the future.

Chelsea Rise, York House and Elysian

Each of these projects recently completed the structure, all very successfully and remedial works and additional works are coming to an end. A special thank you to our Site Managers and Supervisors on these projects for all your hard work and long hours – Lee Savage, Lance Blomfield, Shane Punter, Joe Iefata, Wehan Oosthizen, Arona Pere, Eric Yuan, Yulia Mokshina, Cameron Hames, Georgia Nesbit, Kaustubh Shinde & Thomas Lindstrom. Our teams from these sites are being moved on to other sites, but with the reduction in new projects has meant we have loaned our guys out to other companies until our work picks up. We have teams of guys at Auckland Airport, South & West Auckland sites and our yard. Hopefully also soon at Penlink on the northern motorway. Thank you to all the guys who have taken up the challenge to work in a different environment with new people. It is not just an experience - you'll take new learnings from this which will help in the future. We have also been looking at opportunities outside Auckland and one of these is sure to start and thank you to all the guys who have offered to be a part of this.

Chelsea Valve Encasement

I dropped off a round of coffees to Cole and the boys this morning out at the Chelsea Sugar Factory. This is a small job for CDS on behalf of Auckland Council which has its challenges including timing the tides with the work taking place over 3 days. There is a 100m run from the truck in the carpark to the chute which we had planned to pump but as you can see ended up barrowing, bit of sweat equity. Great pic of Cole on the tools.

Constructing Bright Futures!

Congratulations to Jervis D'Silva and former employee Mikey Graham on recently graduating from Massey University with a Bachelor of Construction.



A huge congratulations also to Krish Jaggi, currently on our York House site, on graduating with a Bachelor of Engineering (Hons) in Structural Engineering.

This is a fantastic achievement for all 3 guys, and we look forward to seeing them put their skills and knowledge into practice as they continue to grow their careers.



KALMAR

**This is my 1st time participating in
Pink Ribbon Breakfast**

\$723

Raised of \$500 goal



Download my QR code

WHAT HAVE WE BEEN UP TO?



Over at Chelsea Rise, another milestone was reached with the lift lid being successfully installed. Using a crane to position the precast concrete panel, the team completed the top of the lift structure — a major step forward in the building's progress.



Recently, members of our Kalmar Construction and Kalmar Concrete teams had a site visit to Firth Concrete, gaining first-hand insight into their operations and exploring emerging technologies within the industry. The visit was both educational and inspiring, providing valuable knowledge that our team can bring back to our own projects and operations.



Taking advantage of a beautiful autumn day, the Kalmar Interiors team welcomed a group from Colliers Project Managers to the University of Auckland B114 project for a site visit. The visit provided a great opportunity to showcase the scale of the project and Kalmar Interiors' experience in delivering large, complex developments

We had our annual State of the Nation in May, where the whole company got together at North Shore Riding for the Disabled in Stillwater (we are a Gold Sponsor of theirs). This was a chance for everyone to get an update on each of our current projects and any up and coming. We were also treated to some delicious food, courtesy of Krave Catering.



Anzac weekend led to another of Head Office's Bake-Off Challenges with Alana and Rob taking on the mighty Anzac Biscuit. With both biscuits being quite different in look and texture, they were both hugely enjoyed by the team with Alana taking home the win!



BUSINESS INSTITUTE AOTEAROA & KALMAR'S ANNUAL FISHING COMPETITION 2026

The annual Building Institute & Kalmar Fishing Competition was once again a fantastic success, bringing together industry colleagues for a great day on the water, followed by prizegiving and plenty of networking back on shore at Gulf Harbour. The event continues to be a highlight on the industry calendar, combining friendly competition, team building and a shared love of fishing.

A special thank you to LegaSea for their ongoing support and commitment to protecting and enhancing New Zealand's fisheries for future generations, and to the team at Gulf Harbour Yacht Club for hosting another outstanding event.

Congratulations to **Nichola Botha**, who took out the award for the biggest Snapper caught, and to all the individual prize winners. Well done to everyone who participated and contributed to another memorable day on the water.

Finally, a sincere thank you to all our sponsors whose generous support helped make the event possible. Your contribution plays a significant role in ensuring the continued success of this long-standing industry event.



KALMAR SOCIAL CLUB



Auckland FC vs Central Coast Mariners

The Kalmar Social Club attended the Auckland FC vs Central Coast Mariners game on 19th April, with a solid crew making the most of a good evening out at Go Media Stadium. The match got underway in decent conditions and plenty of atmosphere, but typical Auckland weather rolled in midway through, with thunderstorms and heavy rain soaking the stands and forcing ponchos out — or a brave few to stick it out. Despite a 60-minute disruption in play, the group kept spirits high and enjoyed the night together, proving it's more about the company than the conditions. Unfortunately, Auckland FC lost the match 0-1.

Upcoming Events

Mid-winter Christmas at Alexandra Park - 26th June

The Social Club Committee are planning events for the next 12 months and will provide a further update in the coming weeks

Rodney Coastal Challenge 2026 – Are You In?

The **Rodney Coastal Challenge** is back, and we're keen to see another strong Kalmar turnout this year. Kalmar has proudly supported this event for more than 20 years, and we'd love to see teams representing all our sites, Head Office Interiors & Maintenance.

The challenge is open to everyone – you don't need to be an elite athlete to take part, just willing to give it a go. The event consists of four legs:

- 10km Forest Run
- 30km Road Bike
- 25km Mountain Bike
- 8km Kayak and 100m sprint to the finish

Teams can have up to four members, with each person completing one leg, or you can double up and take on multiple legs.

For the truly ambitious, the entire challenge can even be completed solo.

And ladies, could this finally be the year Kalmar fields its first all-female team?

Following the event, Kalmar will once again be hosting a cook-up at the finish line, so bring along your family and friends to enjoy the celebrations.

If you're interested in participating, start talking with your teammates and send through your team details to Ryno De Beer as soon as possible. Let's make this our biggest Rodney Coastal Challenge turnout yet!



FOUR AWARDS, ONE EXCEPTIONAL TEAM

Kalmar is proud to have achieved outstanding results at the New Zealand Commercial Project Awards, taking home three Gold Awards in the Residential Projects category and a Silver Award in the Education Projects category. These awards recognise the quality, innovation, and dedication demonstrated by our project teams and industry partners. We are grateful to our clients, consultants, subcontractors, and suppliers who contributed to these successful outcomes and helped showcase the very best of what Kalmar can achieve.



Oakridge Care, Kerikeri



Jimmy's Point, Hobsonville



Remuera Gardens, Remuera



Skills Hub, Highbrook



SHINING A SPOTLIGHT

George Kubicki, Kalmar's Construction Director, has played a key role in the company's growth and success through his leadership, technical expertise, and unwavering commitment to quality.

With more than 38 years of industry experience, George has helped deliver many of Kalmar's landmark projects while mentoring teams and driving excellence across the business. In this feature, George reflects on his career in construction, highlights from his time at Kalmar, and what excites him about the future of the company and the industry

Looking back, what's one moment from the past 25 years that really stands out for you?

I would like to say: the moment I've caught the biggest snapper at our annual fishing competition, but unfortunately, the best I've achieved thus far (18 years of trying) was second biggest. It was still a very happy day!

What are you most proud of when you think about how the company has grown?

The number of staff who left Kalmar and came back after not so good experiences somewhere else.

How has the business changed since the early days — and what's stayed the same?

We have to meet new, higher demands from the clients in much shorter timeframes by implementing more new systems and more employees, but we always remain proud of what we do, doing the right thing by the clients and future owners

What's been the biggest lesson you've learned along the way?

Slow down and be patient. Listen to others and consider their views prior making vital decisions.

Who or what has had the biggest influence on the company's success over the years?

Having right people in a right places, driving for excellence in every aspect of construction. No "cutting corners" allowed, and standing by what we do

What do you think makes our company special or different?

Our culture & people

What excites you most about the future as we look ahead to the next chapter?

It will be exciting to see how we "old farts" mould a new, younger generation and prepare them to run Kalmar to allow it to continue for another 25+ years

On a lighter note — what's one fun or memorable moment that still makes you smile?

We used to play soccer games once a year against one of our clients together with Consultants. I also miss our "old fashioned" roof shouts (or rather "after parties") when we were allowed to have much more fun than these days!



SHINING A SPOTLIGHT

Paul Dreyer, Kalmar's Commercial Director, has been a driving force behind the company's commercial success and sustainable growth. With more than 31 years of experience in the construction industry, Paul brings extensive expertise in quantity surveying, commercial management, and project delivery, helping to ensure Kalmar's projects are delivered with financial discipline and long-term value.

As a respected leader within the business, Paul oversees the commercial performance of projects across the company while leading Kalmar's Quantity Surveying team. In this feature, Paul reflects on his career, key milestones throughout his time in the industry, and what excites him about Kalmar's future

Looking back, what's one moment from the past 25 years that really stands out for you?

Probably the decision to join Kalmar in the first place. It was a bit of a gamble at the time but don't regret it for a minute!

What are you most proud of when you think about how the company has grown?

The continual improvement and staff competence growth.

How has the business changed since the early days — and what's stayed the same?

The company has gone from a small intimate team to a fairly large company, but the culture, philosophy and integrity of the people has stayed the same.

What's been the biggest lesson you've learned along the way?

To be patient, expecting instant gratification will only lead to disappointment.

Who or what has had the biggest influence on the company's success over the years?

Probably the consistent leadership of people like Peter Kay has had a big influence on me.

What do you think makes our company special or different?

Hard to pick one thing, but I'd like to think that many small things done consistently make the difference.

What excites you most about the future as we look ahead to the next chapter?

Probably retirement... but seriously, seeing the next generation of directors grow in confidence and demonstrate their leadership style.

On a lighter note — what's one fun or memorable moment that still makes you smile?

Too many to mention. Had some good laughs (and cries) over the years.

