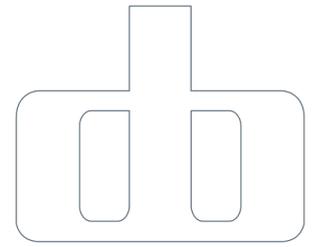


COMPANY NEWSLETTER



December 22nd, 2025



Clonmel Garda Headquarters

We were pleased to mark the official commencement of construction on the new Clonmel Garda Station at the former Kickham Barracks, with a sod-turning ceremony held on Monday, December 1st.

The ceremony was attended by Jim O'Callaghan, Minister for Justice, Home Affairs and Migration, and Kevin Boxer Moran, Minister of State for the Office of Public Works, alongside Assistant Commissioner Eileen Foster. The event formally marked the start of works on this important new civic development.

The project will deliver a state-of-the-art Garda District Headquarters, relocating the existing station from Emmett Street to a

modern, purpose-built facility within the wider Kickham Barracks Plaza regeneration scheme.

The development includes a new multi-storey Garda HQ, an ancillary plant and storage building, secure parking and courtyard areas and extensive hard and soft landscaping. Works will also incorporate the relocation of the Boer War Memorial and connections to existing public water and sewer infrastructure.

Given the site's architectural and historical significance as a protected structure under the Clonmel and Environs Development Plan and its inclusion in the National Inventory of Architectural Heritage, the project will carefully integrate historic elements, including the retention and consolidation of the Dillon Street stone boundary wall.

We look forward to delivering this significant civic project for Clonmel and County Tipperary, working closely with all stakeholders to provide a high-quality, secure and enduring public facility.



The Hoxton Hotel

We are proud to announce the completion of the transformation of the historic Central Hotel into Ireland's first Hoxton Hotel.

Delivered by our team as main contractor, this landmark project is a significant addition to Dublin's hospitality offering, carefully blending heritage restoration with contemporary design across an expanded city-centre footprint.

The completed 129-room hotel balances original character with modern hospitality standards. It was a privilege to restore and reimagine much-loved spaces such as the Library Bar and Rí-Rá, bringing new life to these iconic venues through high-quality craftsmanship and sensitive detailing.

The scheme also includes the refreshed Globe Bar, major structural expansions and a striking new six-storey addition on Dame Court, featuring a profiled glazed façade and perforated metal panels that complement the adjacent rooftop extension while accommodating new bedrooms, plant space and back-of-house facilities.

Spanning approximately 6,676.5 sq.m. across five storeys over basement, with a six-storey element above No. 12 Dame Court, the development restores the Central Hotel's historic charm while confidently redefining its future and reinforcing our commitment to delivering complex city-centre projects of lasting quality.

Jordan Kilmurray Honoured as Best Civil Engineering Student

We are delighted to congratulate Jordan Kilmurray, Graduate Engineer with Duggan Brothers, on receiving the Best Student in Civil Engineering (Level 8) award at the TUS Midlands Faculty of Engineering and Technology Awards.

Jordan's achievement reflects his strong problem-solving approach, excellent work ethic and ability to excel in challenging environments. We are proud to have him contributing to our projects and look forward to seeing his career continue to progress.

Congratulations to Jordan on this well-deserved recognition.

Pictured L-R: Sean Lyons, Dean of Faculty of Engineering & Informatics; Shane Kelly, Shay Murtagh Precast; Jordan Kilmurray; and Alan Duffy, Head of Department of Civil Engineering & Trades.





CIOB Team of the Year Awards

We are incredibly proud to share that our Woodside Residential Development team has been awarded the Silver Award at the 2025 Chartered Institute of Building (CIOB) Team of the Year Awards.

The CIOB Team of the Year Award celebrates the collaboration and combined efforts of teams working together to meet a shared goal – and this recognition is a true reflection of our team’s unity, innovation and relentless drive for excellence.

Throughout the Woodside project, the team demonstrated exceptional collaboration, refining construction techniques, implementing cost-effective strategies and adapting seamlessly to overcome challenges. Their efforts ensured the project was delivered on time, within budget and with a flawless safety record.

Congratulations to everyone involved – this achievement is a testament to hard work, expertise and dedication.

St. Vincent’s CNU Project Completion

We are proud to celebrate the successful completion of the new 50-bed unit at St. Vincent’s Community Nursing Unit, Mountmellick Campus, which was officially handed over at the end of November.

This project delivered a significant expansion within the existing campus, including major underground services diversions, demolition works, building tie-ins and the temporary and permanent relocation of key campus facilities such as the central plant, laundry and ESB substation.

Thank you to everyone involved for their dedication, collaboration and commitment to delivering this important healthcare development on behalf of the Health Service Executive [HSE].



Irish Construction Industry Awards

We are proud to celebrate a successful night at the Irish Construction Industry Awards 2025, where both our projects and our people were recognised for excellence.

Our work with the Dublin Simon Community on the 100-bed Medical Residential Treatment Facility received two of the evening's top honours: Overall Project of the Year and Health Project of the Year.

Located on Usher's Island, the purpose-built facility provides specialised medical and recovery services for individuals experiencing homelessness, including a six-storey extension with gyms, counselling and meeting rooms and semi-acute medical spaces.

This recognition reflects the collaboration and commitment of all involved. We thank the Dublin Simon Community, O'Connell Mahon Architects and the wider design and project team. Partially funded by the Department of Housing, the facility represents a significant addition to Dublin's healthcare infrastructure.

The evening also marked a major individual achievement for Pat O'Neill, who was named Construction Project Manager of the Year.

The award recognises Pat's leadership, professionalism and commitment to quality. It follows recent achievements including his Chartered Fellowship of the Chartered Institute of Building (CIOB) and his role on the Woodside Residential Development team, which won the Silver Award at the 2025 CIOB Team of the Year Awards.

Congratulations to everyone involved.



Community Support

This Christmas, we are pleased to support a number of charities providing vital care and support to communities across Ireland.

Donations have been made to Friends of the Elderly, helping to address loneliness and isolation among older people and Focus Ireland, which supports individuals and families experiencing or at risk of homelessness.

We have also supported the Irish Kidney Association (Tipperary Branch) for their work with people affected by kidney disease, alongside the Society of St. Vincent de Paul, whose volunteers provide practical assistance to those facing hardship.

In addition, a donation was made to Templemore Social Services, which delivers essential care and social supports to older members of the local community.

We are grateful to these organisations and their volunteers for the important work they do and are proud to support them this Christmas.



Construction Safety Campaign

As part of our Construction Safety Campaign 2025, we took time to pause, reflect, and reinforce our commitment to safety, wellbeing and leadership across our teams.

We were proud to host a Safety Seminar for our Site Management staff in our Dublin office, beginning with an inspiring talk from Noel McGrath, four-time All-Ireland winner with Tipperary GAA. Drawing on his own experiences, Noel shared powerful insights into resilience and wellbeing, reminding us of the importance of looking after ourselves and one another in high-performance environments.

We were also joined by Jim Bradley, Associate Professor at the University of Limerick, who delivered a timely session on managing workload, planning effectively and supporting wellbeing in a demanding industry. The seminar concluded with a practical “Back to Basics” session from our EHS Manager, Paddy Thornton, focusing on safety fundamentals and leading by example.

Our safety focus continued during CIF Construction Safety Week 2025, as we welcomed Michael Ryan of Mace UK to several of our sites. Discussions centered on learning from serious incidents and the importance of preparedness, awareness and strong safety culture.

Thank you to everyone who took part. Let's continue to keep safety and wellbeing at the heart of everything we do.

Tower Crane Emergency Evacuation Training

Earlier this year, we were pleased to welcome Portlaoise Fire Service to our Portlaoise Garda Headquarters project for an emergency evacuation training exercise involving our tower crane.

The session included a rope rescue drill, a critical procedure in the event of a medical emergency at height. With tower crane operators working alone in confined and high-risk environments, this training plays an important role in strengthening on-site emergency preparedness.

We were also joined by Proactive Safety, with Mick Norton providing valuable input on lift operations throughout the exercise.

Thank you to Portlaoise Fire Service, Proactive Safety, and our tower crane operators for their professionalism, expertise, and commitment to site safety.



Tour de Éire Challenge

Over recent months, colleagues took on the ambitious Tour de Éire challenge, cycling 2,000km around the circumference of Ireland.

In total, 50 participants took part over 11 days, with those completing the full route tackling approximately 15,000m of elevation. The journey spanned some of Ireland's most scenic routes, including the Wild Atlantic Way, Ring of Kerry, Donegal Bay, Wicklow and the Sunny South East, with five ferry crossings along the way.

The challenge concluded with an inclusive final leg, as additional colleagues joined the group to cycle 46km along the Waterford Greenway, marking the achievement together.

Giving back was central to the initiative. We were proud to support the Irish Kidney Association (Tipperary Branch), with Duggan Brothers making a donation matching the total kilometres cycled by all participants – 22,000km, equating to €22,000 – to support their vital services and advocacy work.

Tour de Éire was about more than distance, it celebrated teamwork, personal achievement and participation at every level. Thank you to everyone who cycled, supported and contributed to making the challenge such a success.



Annual Golf Classic

Earlier this year, we hosted our Annual Golf Classic at the picturesque Druids Glen Golf Course. It was a great opportunity to reconnect, catch up with familiar faces and enjoy some friendly competition on the course. We would like to extend our congratulations to all of our prize winners:

1st – Brendan McEvoy, Donal O'Brien, Kevin Kelly, & Des Kennedy

2nd – Jack Hanrahan, Lance Bleazard, Nigel Hayes & Joe Weafer

3rd – Seamus Duggan, Paul Ryan, Michael Stone & Eugene Kelly

Longest Drive

- Hole 7 – Robert Butler
- Hole 18 – Donal O'Brien

Nearest the Pin

- Hole 8 – Peter McCloskey
- Hole 17 – Jack Hanrahan

Thank you to everyone who took part and helped make the day such a success. The continued support, good humour and camaraderie on display are what make this event so enjoyable each year and we look forward to doing it all again next year.



Blackbird Park, Cabra

Construction at Blackbird Park, Cabra is progressing well. The development will deliver 95 A2-rated social homes and two community rooms across five residential blocks, in partnership with Focus Housing Association.

All major groundworks are complete, including ground improvement, reduced dig, drainage and ground floor slabs. Boundary works are 50% complete, with the 700m³ storm attenuation tank, main drainage, ESB substation and final foul connection now in place.

Superstructure works are advancing using an ICF system. First-floor precast slabs are complete across all blocks, with second-floor joists installed in Blocks A, B, C and E and partially complete in Block D. Roof trusses are in place on Blocks A, B, C and E, with slating complete on Blocks A and B and first-floor screeds finished in Blocks A to C.

Windows and doors are installed in Blocks A and B, with internal fit-out underway in Block A. On completion, the scheme will include over 7,300m² of landscaped public open space, supporting high-quality social housing for the Cabra community.

Backweston Campus Data – Centre

Earlier this year, we successfully completed a high-spec data centre at the Backweston Campus in Celbridge, delivered in partnership with Designer Group on behalf of the Office of Public Works (OPW).

Appointed as CSA partner, Duggan Brothers managed the construction of the two-storey facility, which spans over 5,400m², with an additional 2,800m² of external plant space. The building incorporates three primary elements, including data halls, administrative offices, client MV rooms, transformer and fibre meet-me rooms, and an ESB substation (3MVA).

To the rear of the facility, a two-storey screened external plant structure was delivered, complete with integrated stairways and gangways linking seamlessly with the internal plant rooms. A surrounding service road provides full 360-degree access, supporting ongoing maintenance and operational resilience.

The scope of works also included full site development works such as hard landscaping, boundary treatments and associated infrastructure. The project was delivered to a high standard of safety, performance and quality, supporting critical public sector operations into the future.

We would like to thank the Designer Group and Duggan Brothers teams, along with our subcontractors and stakeholders, for their professionalism, commitment and collaboration throughout the delivery of this project.

Building & Architect of the Year Awards

The Medical, Residential Treatment Centre for Dublin Simon Community has received the 'Building of the Year' award in the Medical & Health category at this year's Building and Architect of the Year Awards.

Situated at Usher's Island, Dublin, this purpose-built facility offers 100 beds and specialised services tailored to support the medical and recovery needs of individuals facing homelessness. The facility features a six-story extension with modern amenities including gyms, counseling and meeting rooms, and semi-acute medical spaces. It is expertly designed to offer critical services like detoxification, rehabilitation, and care for blood-borne viruses, meeting the complex healthcare needs of our vulnerable community members.

We extend our congratulations to O'Connell Mahon Architects for their exceptional work on this project. We would also like to recognise the significant contributions of the Dublin Simon Community management team and the entire design team, whose collaborative spirit was crucial to the project's success.

This award highlights our shared dedication to meaningful, community-centric construction projects. Managed by the Dublin Simon Community and partially funded by the Department of Housing, this centre is a transformative enhancement to Dublin's healthcare infrastructure, serving those in greatest need.



Leeson Lane Office Development

Earlier this year, we completed the landmark Leeson Lane Office Development, delivering a modern and flexible office environment in the heart of Dublin.

The project combines a new seven-storey office building with the careful refurbishment of the historic Spruce House, creating a contemporary government headquarters that balances modern workplace needs with respect for architectural heritage.

Sustainability was central to the development. The building is nZEB compliant, incorporating renewable energy and heat pump technology to reduce environmental impact while providing a highly efficient working environment.

This flagship project reflects our commitment to quality, sustainability and thoughtful urban development and represents a significant addition to Dublin's office landscape.



Healthy Habits Challenge

To protect hearts in Ireland



Irish Heart Foundation
The National Stroke & Heart Charity

Recognising Long-Serving Team Members

At Duggan Brothers, our success is built on the commitment and dedication of our people. This year, we are proud to recognise team members who have reached significant service milestones.

30 Years of Service

We congratulate Paddy Thornton and Alan Morrell on celebrating 30 years with the company. Their experience, loyalty and professionalism have made a lasting contribution to our business and culture and we sincerely thank them for three decades of outstanding service.

10 Years of Service

We also acknowledge Leanne Lynch, Brendan O'Connor and Kieran Walsh, who are each celebrating 10 years with Duggan Brothers. Their dedication and consistent contribution over the past decade are greatly valued.

We extend our thanks and congratulations to all those recognised this year and look forward to many more milestones together.

Irish Heart Foundation Steps Challenge

In February, 50 members of staff took part in the Irish Heart Foundation Walk: 10,000 Steps a Day for 28 Days challenge, encouraging healthy heart habits while raising vital funds to help save lives from heart disease and stroke.

Participants logged their steps daily throughout the month, forming 15 teams and showing great commitment, teamwork and consistency. Collectively, staff raised an impressive €4,371 in support of the Irish Heart Foundation.

The winning team, Scrambled Legs, recorded the highest number of steps overall, with a combined total of 2,307,416 steps. Team member contributions were:

- Brian Berrigan – 354,934 steps
- Sarah Higgins – 425,743 steps
- Tom Holt – 438,983 steps
- Chris Gilmartin – 473,490 steps
- Brendan O'Connor – 614,266 steps

Individual performances were also recognised on the leaderboards. Ronnie Byrne topped the male category with 679,828 steps, while Katherina O'Dwyer led the female category with 460,172 steps.

Well done to everyone who took part, logged their steps, and supported the challenge. It was a great example of how simple daily habits can support personal wellbeing while making a meaningful difference for an important cause.



**MERRY CHRISTMAS
AND A HAPPY NEW YEAR**

db DUGGAN