

## Intea acquires portfolio of security properties

Intea has entered into an agreement to acquire a portfolio of security properties from Specialfastigheter Sverige AB, comprising seven prisons in security class 2 and 3, as well as four SiS homes. The lettable area amounts to just over 78,000 sqm, with the Swedish Prison and Probation Service and the National Board of Institutional Care as tenants. The underlying property value in the transaction amounts to SEK 1,390 million. No deduction is made for deferred tax.

The prisons are located in the Mälardalen region (Beateberg, Asptuna, Färingsö, Svartsjö, and Mariefred) and in the Malmö area (Fosie and Tygelsjö). In total, the prisons include 851 places, of which 436 are in security class 2 and 415 in security class 3, along with 103 custody places. The base rent for the prisons amounts to approximately SEK 84 million per year with an average of 75 percent CPI indexation. Furthermore, additional rent amounting to SEK 331 million will be paid during the period 2025–2031\*. The lettable area amounts to just over 54,000 sqm, and the land area of the properties amounts to just over 55 hectares. The average lease term is 5.0 years.

The SiS homes are located in Småland (Ryds brunn and Hessleby) and in the Närke/Dalarna region (Rällsögården and Älvgården), comprising a total of 108 places. The base rent for the SiS homes amounts to approximately SEK 31 million per year with an average of 81 percent CPI indexation. Furthermore, additional rent amounting to SEK 54 million will be paid during the period 2025–2035\*. The lettable area amounts to just under 24,000 sqm, and the land area of the properties amounts to just over 140 hectares. The average lease term is 10.2 years.

"There is significant activity within the justice sector, and we see strong business opportunities both within our existing portfolio and in new projects. This acquisition expands our asset portfolio and complements our project portfolio in a positive way," says Charlotta Wallman Hörlin, CEO.

The acquisition is made indirectly through companies, with completion scheduled for 1 October 2025. The acquisition is subject to customary regulatory approvals.

### For further information, please contact:

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### \*Breakdown of additional rent per year, SEKm

Year	Prisons	SiS homes	Total
2025 Q4	18,8	2,0	20,8
2026	67,5	8,1	75,6
2027	60,8	8,3	69,1

2028	52,3	8,4	60,7
2029	50,6	8,6	59,1
2030	51,3	8,1	59,4
2031	30,3	2,1	32,4
2032		2,1	2,1
2033		2,1	2,1
2034		2,2	2,2
2035		2,2	2,2
<b>Total</b>	<b>331,5</b>	<b>54,1</b>	<b>385,6</b>

## About Intea

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Intea invests in and manages social infrastructure for its own long-term management. As of June 30, 2025, the property portfolio's value amounted to SEK 25.3 billion, with a leasable area of 604,000 sqm. The property portfolio consists of properties and projects with public tenants, such as the judiciary, higher education, and healthcare. Read more at [www.intea.se](http://www.intea.se).

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## Attachments

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