

## Intea Takes Over Custody Unit Project in Västerås

**All conditions for the completion of the acquisition of the Custody Unit Project in Västerås have now been met, and the closing occurred today, April 7, 2025.**

In October 2024, Intea entered into an agreement with K2A and SBB for the acquisition of the property Ångpannan 12 in Västerås, where the new Custody Unit is being constructed for the Swedish Prison and Probation Service. The acquisition is made indirectly through a company and was conditional on, among other things, customary regulatory approvals and all conditions have now been met.

The lease agreement has a term of 20 years from completion. The annual rental value is based on project costs incurred and is currently estimated to amount to approximately SEK 225 million, of which SEK 84 million constitutes base rent with 85% CPI indexation and SEK 141 million constitutes non-indexed, annuity-based annual additional rent that will be paid during the initial lease term.

The underlying property value in the transaction is 620 million without deductions for latent tax. The costs incurred in the project so far amount to approximately SEK 240 million. The remaining investment is estimated to approximately SEK 2,2 billion. The project is expected to be completed during the third quarter of year 2028.

**For further information, please contact:**

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### About Intea

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Intea invests in and manages social infrastructure for its own long-term management. As of December 31, 2024, the property portfolio's value amounted to SEK 23.6 billion, with a leasable area of 573,000 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](https://www.intea.se).

### Attachments

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