

Intea acquires project in Uppsala

Intea Fastigheter AB (publ) has acquired an ongoing project in Uppsala from Areim. Upon completion, the lettable area will amount to 6,600 sqm, which will be fully leased by a government agency. The underlying property value amounts to SEK 160 million before deductions for deferred tax, etc., of SEK 8 million.

The premises are located on the property Boländerna 32:2 in Uppsala, and the plot area covers 2.5 hectares. The property includes building rights of approximately 16,000 sqm (in addition to those utilized for the ongoing project). As part of the project, two existing buildings will be renovated and four new buildings constructed. The total investment, including the acquisition, is estimated at SEK 266 million.

The tenant will take possession of the premises in two phases. The preliminary completion date for phase 1 is expected around the middle of 2026, and for phase 2 during the fourth quarter of 2027. The lease term is 6 years, and the annual rental value amounts to SEK 16.8 million with 70 percent CPI indexation.

“Uppsala is a city where we are already established and where we are keen to continue growing. In addition to the ongoing development on the property, we see potential in the existing building rights”, says Peter Jacobsson, Head of Business Development and Projects.

The acquisition is made indirectly through a company and closing took place on January 13.

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About Intea

Intea invests in and manages social infrastructure for its own long-term management. As of September 30, 2025, the property portfolio's value amounted to SEK 25.7 billion, with a leasable area of 609,000 sqm. The property portfolio consists of properties and projects with public tenants, such as justice, higher education, and healthcare. Read more at www.intea.se.

Attachments

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