

The prison in Kristianstad is being expanded with 400 additional places

Intea and the Swedish Prison and Probation Service have agreed on a lease agreement regarding a second phase of the expansion of the Kristianstad prison by 29,000 sqm. The lease term is 25 years, with an estimated annual rental value of just over SEK 131 million.

The annual rental value is based on the costs incurred in the project and is currently estimated at SEK 131.3 million, indexed at 70 percent of the Consumer Price Index (CPI). Intea's investment for the second phase is estimated to amount to SEK 1.9 billion. The total investment, including the first phase covering 10,000 sqm, is estimated to amount to approximately SEK 2.5 billion with an annual rental value of just over SEK 170 million.

The first phase of the project is expected to be completed in the second quarter of 2026. The timeline for the completion of the second phase will be determined during the design phase. The lease agreement is subject to government approval, among other conditions.

The expansion of 400 places means that the Kristianstad prison will become one of Sweden's largest security class 2 prisons with approximately 700 places. The total lettable area, including the existing prison, is expected to amount to around 46,000 sqm.

"Intea continues to support the Swedish Prison and Probation Service's need for new capacity. The prison in Kristianstad is a good example of how existing prisons can be significantly expanded in a relatively time-efficient manner", says Peter Jacobsson, Head of Business Development and Projects.

For further information, please contact:

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About Intea

Intea invests in and manages social infrastructure for its own long-term management. As of March 31, 2025, the property portfolio's value amounted to SEK 24.1 billion, with a leasable area of 596,000 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.

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Attachments

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