

Intea's prison in Eslöv nearly doubled

Intea has signed an agreement with the Swedish Prison and Probation Service regarding an expansion of the Ringsjön Prison from 105 to 185 places.

Intea acquired the Ringsjön Prison in 2022 and has since then expanded the facility in several phases, increasing capacity from 46 places to the current 105 places. The prison is one of the country's largest women's prisons in security class 3. The Swedish Prison and Probation Service now wants to further expand the facility by an additional 80 places and to adapt existing areas to support the expanded operations.

The lease agreement covers approximately 3,750 sqm, of which 1,550 sqm are subject to a previous lease, and has an initial lease term of six years. The annual rental value is based on the costs incurred in the project and is estimated to amount to SEK 16.1 million (an increase of SEK 14.8 million), consisting of base rent of approximately SEK 5.5 million with 80 percent CPI indexation, and the remaining part non-indexed, annuity-based annual additional rent which will be paid during the initial lease term.

Intea's share of the investment is estimated to amount to approximately SEK 80 million, and the project is expected to be completed around the year-end 2026/2027. The lease agreement will be subject to government approval, among other conditions.

"The Swedish Prison and Probation Service continues to have a significant need for additional capacity. By expanding an existing facility, we can create substantially greater capacity in a short period of time in a cost-effective manner", says Björn Wemmenborn, Project manager Skåne.

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About Intea

Intea invests in and manages social infrastructure for its own long-term management. As of December 31, 2025, the property portfolio's value amounted to SEK 28.0 billion, with a leasable area of 694,000 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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