

96,7 MWp Operational Solar Photovoltaic Power Station





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This represents an outstanding investment opportunity to acquire a **100% equity stake** in a **fully operational 96.7 MWp solar photovoltaic (PV) plant** located in Bavaria, Germany.

- **Full Operational Status:** The entire 96.7 MWp capacity is online, with Phases 1 & 2 (38 MWp and 43.7 MWp) connected since June 2025 and Phase 3 (15 MWp) commencing operations in August 2025.
- **High Performance:** The plant boasts a specific yield of **1,102 KWh/KWp**
- **Significant Upside Potential:** The design allows for the seamless integration of a future **Battery Energy Storage System (BESS)** without interrupting current production, offering a critical avenue for value enhancement.

General Information

Technology: Solar PV, BESS potential

Total Installed Capacity: 96,7 MWp

Location: Germany (Bavaria)

Other Details: Fully operational since June 2025, and with BESS integration potential, Project Strauss offers a solid investment path. Please bear in mind that full SCADA and injection reports will be available in the next phase of the sale process.

Solar PV Details & Design

Installed Capacity: 81 MWn / 96,7 MWp

Specific Production: 1.102 h

Development Status: In Operation

Ready to Build (RtB) Date: Q4 2024

Commercial Operation Date (COD): Q2 2025

Panel Configuration: 1V

Module Power: 570 W

Type of Structure: fixed

Pitch Distance: 5,5 m

Module Type: N-Type TOPCon ~570 W(Canadian Solar), bifacial.

Other Comments: There are SMA central inverters (MVPS4400/4600), designed for future storage integration.

Land Rights

Land Surface: 93 ha

Land Types: Rental

Land Price: 3.162 €/ha

Land Contracted Percentage: 100 %

Land Contract Duration: 20 years + 5-year option (Maximum 30 years)

Land Comments: Land secured under agricultural leasehold.

Expropriation Comments: No expropriation was required. All plots were secured

BUSINESS TYPE
Renewable Energy

COUNTRY
Germany

BUSINESS ID
L#20251051

through private lease agreements with landowners under standard agricultural terms; no compulsory land acquisition or legal intervention occurred during the land scouting phase.

Financials

Energy offset: Merchant PPA (option to secure bilateral PPA).

Energy offset Details: Injecting since June 2025, the PV plant is generating ~600.000 € per month.

Financial details: There is no debt in place for this project. Financing securement will be responsibility of the buyer.

Other Comments: There is a community contribution of 2 €/MWh under EEG 2021, assuming 20 years aligned with EEG eligibility from COD.

NOTE: The Buyer is required to execute a Fee Agreement stipulating a commission rate of 2.25% of the final transaction value, payable upon closing.

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