TransakcjeOZE Index · inaugural edition
Q2 2026 · as at 10.06.2026

Editorial correction on 11.09.2026: the linked primary BESS announcements have been checked. The remaining PV and rent benchmarks require source verification; this report does not present current market prices.

RES project valuations in Poland

Value benchmarks for photovoltaic projects, energy storage and land leases. The inaugural edition compiles historical data from public sources.

Limitations. The figures are indicative and illustrative only. They come from publicly available sources identified alongside each table (company reports, listings and transaction announcements) and do not constitute a valuation, offer or investment advice. A project's actual value depends, among other things, on the completeness of permits, grid connection conditions, agreements (lease, PPA), technical condition and transaction structure (share/asset deal). Source reference dates are provided alongside the data.

1. Photovoltaic projects: value by development stage

Project stage	Indicative value	Source reference date
Early development (before grid connection conditions)	**EUR 10-40 thousand/MW**	H1 2023
Ready-to-build (grid connection conditions and a complete set of permits)	**EUR 140-180 thousand/MW**	H1 2023
In operation (COD)	**EUR 1.0-1.2 million/MW**	H1 2023
Small RTB project of approximately 1 MW (asking price, not a transaction price)	**PLN 120 thousand/MW** (approximately EUR 28 thousand/MW according to the advertiser)	August 2025

Sources requiring verification: Columbus Energy financial report cited by Gramwzielone.pl (gramwzielone.pl/energia-sloneczna/20163663, H1 2023); Gramwzielone.pl marketplace listing No. 20327864 (12.08.2025). The reason for the difference between RTB ranges has not been established. The figures concern different periods and projects and should not be treated as comparable transaction prices.

2. Energy storage (BESS): project sale and accepted offer

Transaction	Parameters	Value	Implied valuation
Columbus Energy → DRI, DTEK Group (share sale on 24.07.2024; settlement after reaching RTB on 19.12.2024; Trzebinia project; 17-year capacity market contract)	133 MW / 532 MWh	EUR 29.6 million	~EUR 222.6/kW · ~EUR 55.6/kWh
Ruby01A → external party (announcement as at 04.12.2025: acceptance of the offer does not constitute a binding sale agreement)	202 MW / 808 MWh	approximately EUR 40 million (ESPI body; the report title states a minimum of EUR 40 million)	~EUR 198/kW · ~EUR 49.5/kWh

Primary sources are linked below. Unit values use EUR 29.6 million and an indicative EUR 40 million, converting MW to kW and MWh to kWh. These are project or share values, not the construction cost of a completed storage facility. The reason for the difference in unit values has not been established. The offer announcement does not confirm subsequent completion.

Columbus: ESPI 21/2024

Columbus: settlement on 19.12.2024

Columbus: ESPI 34/2025

DRI: capacity market contract

3. Land for photovoltaics: lease rents

Source	Annual rate	Reference date
Farmy.pl (offer for landowners, calculator)	**PLN 17 000/ha** (year 1); market range stated on the website: approximately PLN 14-20 thousand/ha net	June 2026
Farmer.pl (overview of 2025 rents)	up to **PLN 25 000/ha** (upper end of asking rents)	2025
Listing for a 1 MW project (Mazowieckie)	PLN 15 000/ha	August 2025

Sources: farmy.pl/dzierzawa (retrieved 10.06.2026); farmer.pl/energia/oze (article on 2025 rents); Gramwzielone.pl listing 20327864.

4. Transaction economics on TransakcjeOZE.pl (model examples)

Model transaction	Value based on benchmarks
10 MW PV ready-to-build	EUR 1.4-1.8 million
50 MW PV in operation	EUR 50-60 million
BESS 202 MW / 808 MWh (as above)	approximately EUR 40 million (accepted offer value, not a confirmed sale price)

Values calculated by multiplication using tables 1-2; archival material (Q2 2026) reflecting the fee structure at that time. Since August 2026, listing publication has been included in the Panel OZE subscription; current charges are set out in Pricing.

5. Initial supply structure on the platform

The figures below describe **initial listings (seed)** prepared for the platform’s launch in June 2026. They illustrate the supply structure supported by the platform; **are not market data** and are not included in the valuation benchmarks above.

72 - project listings

4 010 MW - total capacity

5.0 MW - median capacity

0.4-1 700 MW - capacity range

27 - investor enquiries

Stage	Number of listings	Technology*	Number of selections
Ready-to-build	32	BESS	57
Early development	28	PV	35
Operational	7	Wind	4
After obtaining a building permit	3	Biogas	1
After obtaining grid connection conditions	2	*a listing may combine technologies (hybrids)	

6. Next edition

The Q3 2026 edition will include anonymised asking-price statistics from the platform (PLN/MW by stage and technology) once a representativeness threshold has been reached, and a component price benchmark (median PLN/Wp for modules in listings). Market participants are invited to contribute to the index: **biuro@fundacjaefet.pl**.