

Powering Energy Solutions in Texas

Magnolia Solar, a 210 megawatt (MW) solar project located outside of Seguin, Texas in Guadalupe County will generate cost-effective and reliable energy for the ERCOT grid.

Benefitting Guadalupe County

- Magnolia Solar will deliver long-term economic benefits to Guadalupe County throughout the life of the project, in new tax payments to the Seguin Independent School District and County, landowner payments, and by providing an economic boost for local businesses during construction.
- We work with landowners and local experts to preserve and protect the land where projects are sited, utilizing native, drought-tolerant plants as much as possible to maintain the look and feel of the natural landscape.
- We strive to work with local businesses, vendors, and organizations throughout the life of the project. The estimated 300 jobs supported during construction will be sourced locally as feasible.

**210 MW**

Cost-effective and
reliable energy delivered
to the ERCOT grid

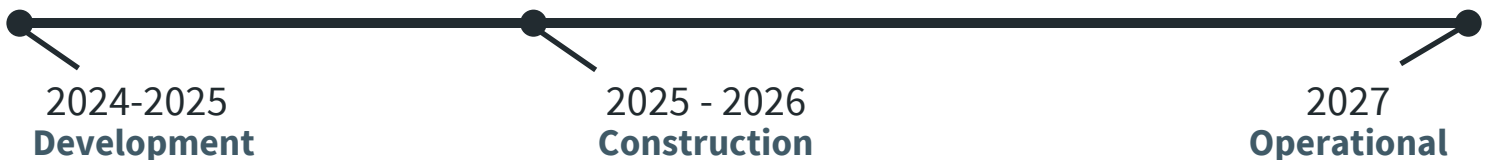
**\$280M**

Estimated investment in
Guadalupe County and a
boost for local businesses

**300**

Estimated jobs during
construction

Magnolia Project Timeline

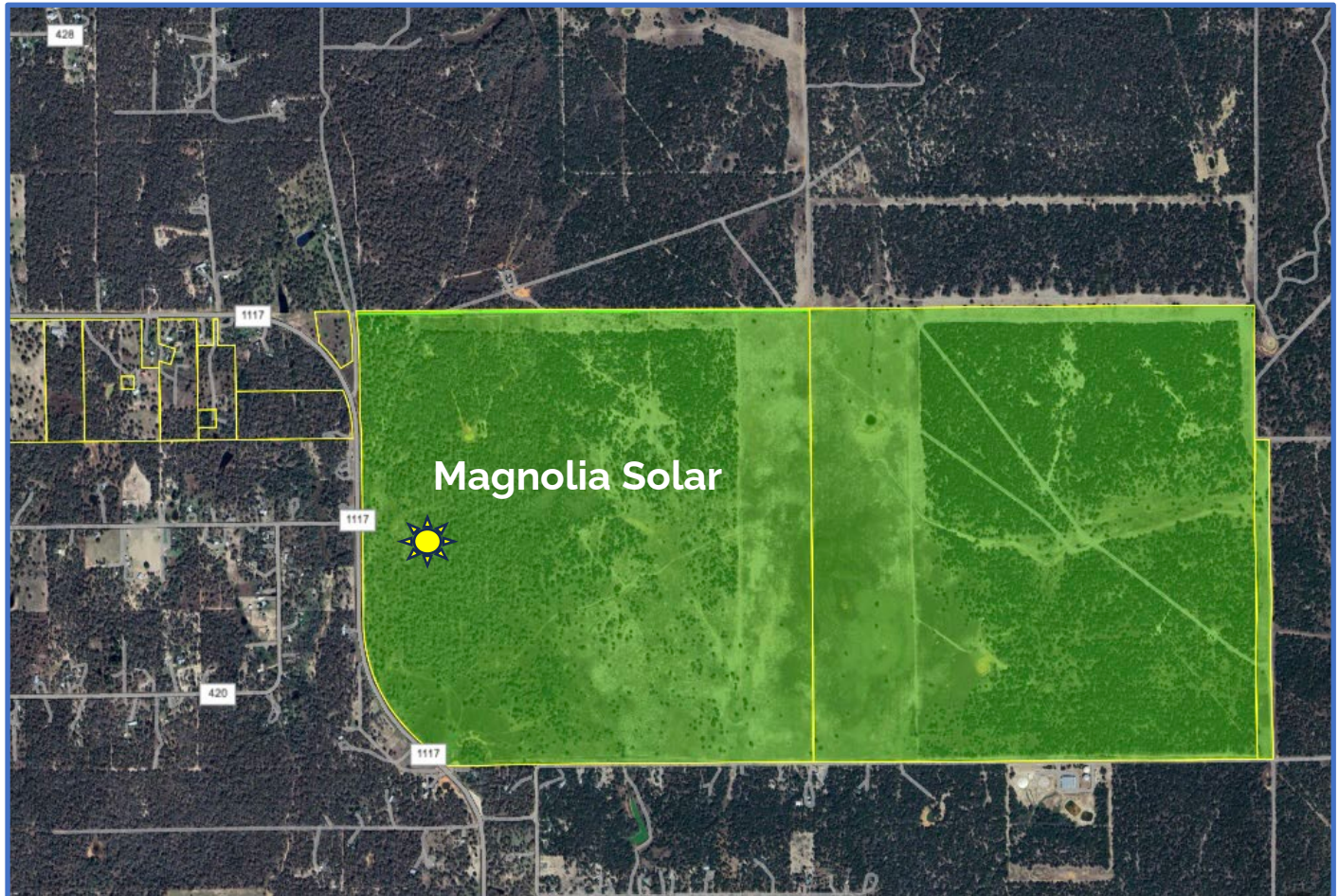
**Meg Witte**

Project Manager

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Project Area Map



- The Magnolia Solar project is located off of FM 1117 and Turnaround Dr., about 14 miles southeast of Seguin, Texas in Guadalupe County.
- This project will be located on privately owned land.



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FREQUENTLY ASKED QUESTIONS

How does this project help the community?

Project tax payments and direct payments to landowners are direct investments in the community. The local government decides how tax dollars are spent. When we develop our solar projects, we're not just focused on development and construction – we actively seek ways to contribute to local communities. In addition to creating jobs, property tax revenue, and locally sourced energy, we want to make a positive impact through the support of local community non-profits and community partnerships.

How do you choose a location for a solar project?

Pine Gate looks for dry, flat land close to the existing utility transmission grid – the high voltage power lines that transport bulk power. After selecting a potential site, subject matter experts must determine that the electricity grid in an area can collect and distribute the new power generated from a proposed solar project and that the site is viable through engineering and environmental reviews.

What happens if there is a fire, a weather event or there is damage to the site? How quickly do you get it resolved?

Safety is our top priority. We monitor our projects remotely 24/7/365, and while the panels are designed to be weather-resistant, we identify and replace any that are damaged by severe weather. Through our operational control center, the company gets real-time alerts if a piece of equipment goes offline, and we respond immediately.

Do solar projects affect property values?

Studies across the country (and in Texas*) on the impact of solar projects on neighbors indicate very small or no impact on the value of adjacent properties. Pine Gate has commissioned extensive studies based on a “matched pair appraisal analysis” to understand any potential property value impacts from our projects. Each study has shown that solar projects have no statistically significant impact on neighboring property values. Solar projects do not impact property values because solar is quiet, visual impact is minimal, and once in operation, solar projects do not bring traffic.

What will the project look like when constructed?

Our solar projects are set back from the property line. On many projects, we rely on existing vegetation, or plant trees and shrubs between the property line and the facility, to create a natural visual buffer. We often use native plants that benefit wildlife. Where local regulations allow, the solar project will be surrounded by a wildlife-friendly fence that allows small animals to pass. Throughout the development process, Pine Gate listens to local feedback and can tailor the look and feel of the project to best fit the site and community needs.

How does Pine Gate minimize impact to land and wildlife?

With more than 100 operating sites across the U.S., Pine Gate Renewables respects the unique landscape, environmental permitting and compliance considerations of each community where projects are located. Our sites are developed and operated using best management practices for minimizing impacts to land, aquatic resources, species and habitat biodiversity, and vegetation management, while abiding by all local and state permitting requirements.

Is the solar project noisy?

Once operational, the solar project will emit virtually no noise outside of the project footprint. What little noise may be heard is from inverters, the equipment that converts the electricity from the panels from direct current (DC) to alternating current (AC) before it goes onto the power grid. During construction, some construction noise is inevitable, like any other construction activity.

Are solar panels safe?

Yes, solar panels are safe. The panels themselves are sealed and made mostly of everyday materials such as glass, sand, aluminum, and copper. Other materials are very limited and sealed inside the panels.

What happens at the end of the lease period?

After the life span of a solar project, the project will be decommissioned, or retired and deconstructed. The panels and other non-utility owned infrastructure will be removed, and the site will be restored to its previous condition or otherwise compliant with landowner requests and state and local regulations.

* <https://www.conservativetexasforenergyinnovation.org/wp-content/uploads/2023/09/Analysis-of-Market-Trends-Surrounding-Utility-Scale-Solar-Projects-Real-Property-Analytics.pdf>



Pine Gate Renewables is a developer and owner-operator of renewable energy projects across the United States. Dedicated to delivering sustainability at scale, Pine Gate has over 30 GW of projects in its development pipeline, has closed approximately \$11 billion in project financing and capital investment, and operates a fleet of over 3 GW of solar and storage assets. The company also provides services to 7+ GW of third party solar and storage assets through wholly owned subsidiary ACT Power Services. Pine Gate is proud to invest in the communities where we live, develop, and operate projects through corporate partnerships and charitable initiatives supported by the Pine Gate Community Impact Fund.

THE POWER OF OUR **ENERGY**

3 GW
OPERATING ASSETS

30+ GW
DEVELOPMENT PIPELINE

100+
OPERATING SITES

30+
ACTIVE STATES

\$11+ B
TRANSACTIONS COMPLETED

Values as of August 2025; include operations, construction, and contracted projects.

THE POWER OF OUR **EXPERTISE**

DEVELOPMENT

- Siting & Land Acquisition
- Development Agreements
- Permitting & Interconnection
- Community Engagement

COMMERCIAL

- Market Fundamentals & Analytics
- Structuring & Trading
- Origination & Market Strategy
- Mergers & Acquisitions

OPERATIONS

- Asset Operations & Management
- Performance Engineering
- Storage Optimization
- Compliance & Reliability
- Risk/Hazard Identification & Mitigation
- Training & Workforce Development

POLICY

- Regulatory Counsel
- Government Affairs
- External Affairs & Media Relations
- Health, Safety, Security, Environment Managed System

CONSTRUCTION

- Engineering, Procurement, & Construction Oversight
- Field Operations
- Commissioning
- HSSE Coordination

FINANCE

- Capital Markets
- Project Financing
- Financial Planning & Analysis



THE POWER OF OUR PEOPLE

pinegaterenewables.com/careers

At Pine Gate Renewables, generating the power of tomorrow begins with our people, the talented visionaries who drive our energy transition.

85% Proud to work at Pine Gate Renewables

Q4 2024 Engagement Survey

Always deferring to action, we align around our core values of collaboration, creativity, ownership, and grit, which guide everything we do.

THE POWER OF LEADERSHIP

pinegaterenewables.com/leadership

Pine Gate Renewables is founder-led and united in the shared vision to decarbonize the U.S. electricity sector. Working shoulder-to-shoulder with our team of 300 dedicated professionals, our leadership guides the development and deployment of clean, affordable solar energy and storage.



BEN CATT
Chief Executive Officer



JUDITH HALL
Chief Legal Officer & General Counsel



JON SAXON
Chief Development Officer



RAY SHEM
Chief Financial Officer



DOUG STEIN
Chief Accounting & Administrative Officer



KIM OSMARS
Chief Operating Officer

THE POWER OF OUR IMPACT

pinegaterenewables.com/impact

Pine Gate Renewables has donated more than \$1 million to nonprofit and charitable organizations including more than \$300K to GivePower, an organization that provides 35,000 people in water-scarce regions access to clean drinking water through their sustainable Solar Water Farms technology.



PINEGATE
community impact fund

In October of 2024, the Pine Gate Community Impact Fund began as an employee led initiative in response to Hurricane Helene as we sought ways to support the impacted communities where we live and work. Pine Gate has committed \$250,000 to the Fund and will match every donation through 2024.

The Fund has future plans to benefit areas where we develop and operate renewable energy projects. Learn more at PineGateGiving.org.

