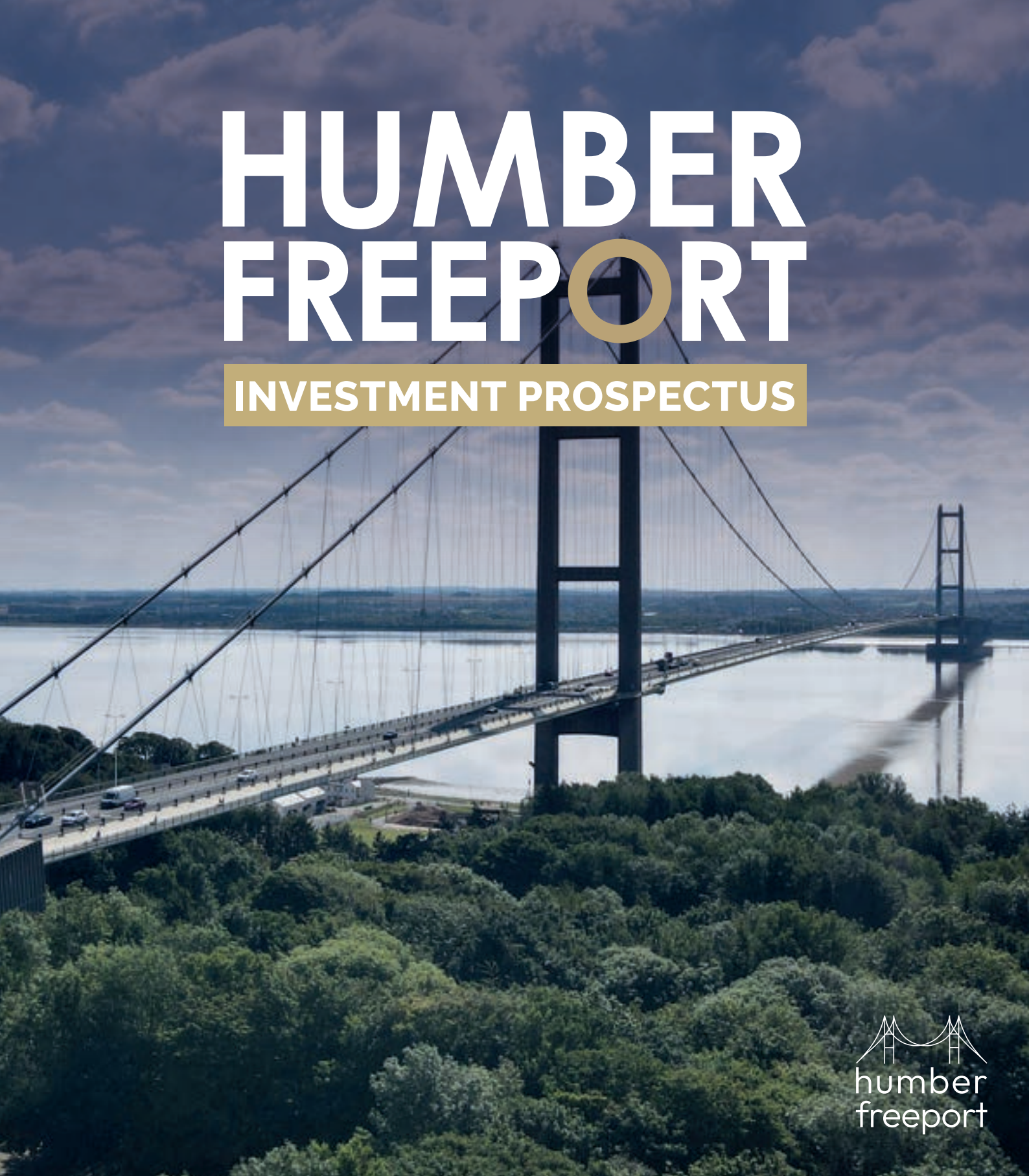

HUMBER
FREEPORT
INVESTMENT PROSPECTUS
humber
freeport

humber freeport

Foreword from the Chair



The Humber has long been a place where industry, trade and ambition meet. Today, through Humber Freeport, it is also a place of growing opportunity for investors in clean energy, advanced manufacturing, food, engineering, and port-related industry.

Having spent more than three decades working in advanced manufacturing and inward investment, including leading the delivery of major developments in Hull and Goole, I have seen first-hand what this region can deliver. The Humber has moved from vision to reality, attracting global businesses, building skilled workforces, and delivering projects at scale.

Humber Freeport builds on those foundations. Our tax sites are operational, our seed capital fund is unlocking strategic developments, and investment has already been pledged by businesses recognising the Humber's powerful industrial proposition.

This prospectus sets out the opportunities across our tax sites in Hull, Goole, and Immingham. It highlights the incentives available to investors and the strategic advantages that position the Humber as one of the UK's most compelling locations for industrial investment.

Freeports are central to the UK Government's Industrial Strategy and act as catalysts for growth and regeneration. The establishment of mayoral combined authorities on both sides of the Humber further strengthens the environment for long-term investment.

As Chair, I am focused on ensuring Humber Freeport remains a collaborative, delivery-led organisation. We work closely with industry, Government, and regional partners to remove barriers, unlock investment, and support projects that create many thousands of high-value jobs.

The Humber is ready to deliver the next generation of industrial investment. It's time for this place and its amazing people to showcase once again why we have few peers.

FINBARR DOWLING
CHAIR, HUMBER FREEPORT

Delivering investment today

Since launching in 2023, **more than £2 billion of investment** has been pledged across Humber Freeport tax sites.

Humber Freeport



Freeports are government-designated secure economic zones established to accelerate growth, strengthen trade and support the creation of high value jobs.

They combine world-class port infrastructure with targeted tax incentives, simplified customs procedures and a supportive planning environment to create globally competitive locations for investment.

Humber Freeport brings together the full benefits of the Freeport model with the Humber's unique industrial strengths.

Major ports, established manufacturing clusters and a rapidly expanding clean energy sector combine to create an investment proposition that is both credible and delivery-ready.

Humber Freeport acts as a catalyst, an enabler and a connector. It links investors, landowners, local authorities and Government to accelerate development and unlock opportunities across the region.

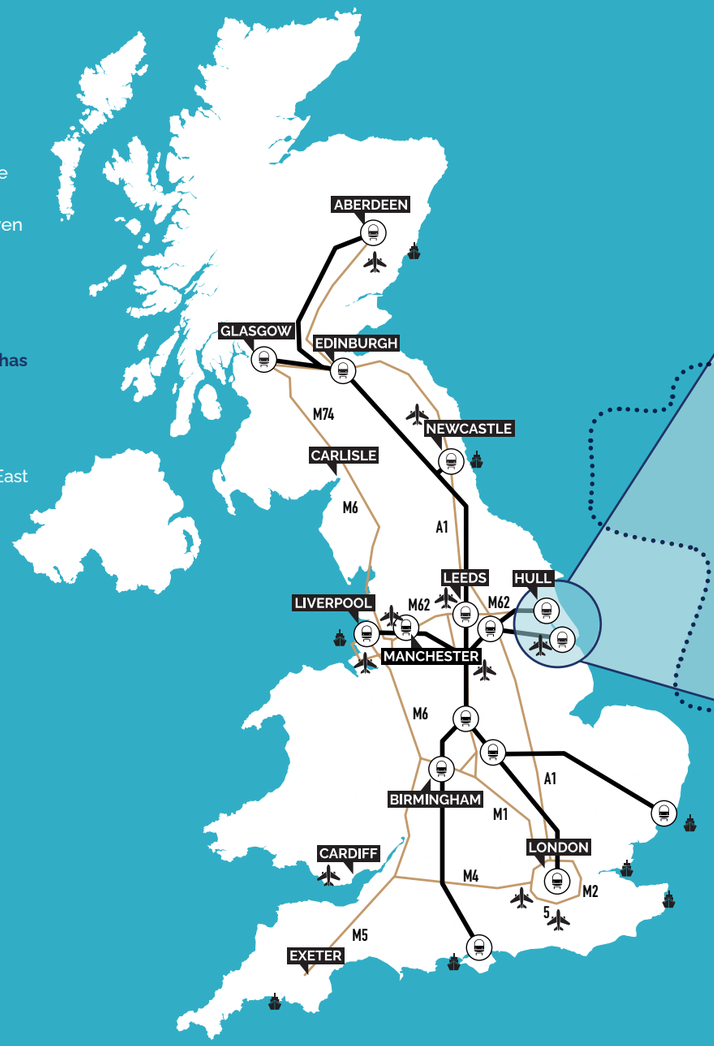
Across the UK, Freeports are already attracting significant private investment, supporting industrial growth and strengthening sectors that are critical to the country's economic future.

The Humber is one of the UK's most important industrial regions.

The Humber is one of the UK's most important industrial regions.

Home to the UK's busiest port complex by tonnage, the Humber connects businesses directly to global markets while supporting critical national supply chains.

Recognised as the UK's Energy Estuary, the region is central to the transition to cleaner energy through offshore wind,hydrogen, carbon capture and renewable power.
For investors, the Humber offers scale, capability and proven delivery.



Delivering investment today

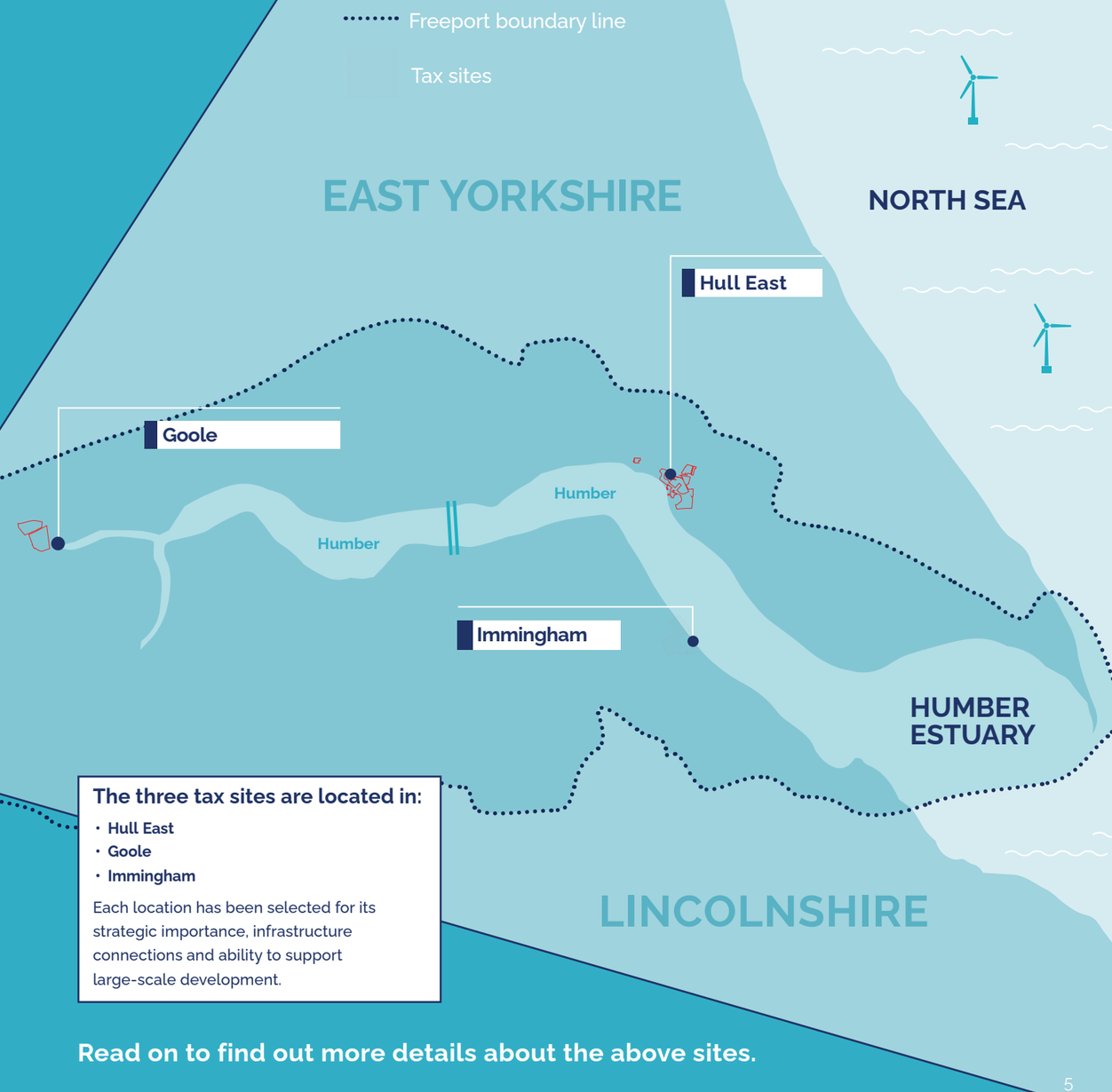
Since launching in 2023, more than **£2 billion of investment has been pledged across Humber Freeport tax sites.**

Headline developments:

- **LanzaTech's £600m sustainable aviation fuel facility**, Hull East
- **Mitsubishi Chemical Group's £250m expansion**, Hull East
- **FREPORT 36**, delivered by HBD

Seed capital fund:

- **HELM industrial development**, Immingham
- **CATCH training facility expansion**, Stallingborough
- **Ideal Heating's UK Technology Centre**, Hull



The three tax sites are located in:

- **Hull East**
- **Goole**
- **Immingham**

Each location has been selected for its strategic importance, infrastructure connections and ability to support large-scale development.

Read on to find out more details about the above sites.

humber freeport

Why the Humber?

The Humber is North West Europe's largest Energy Cluster

Strategically located on England's east coast, it is the UK's busiest port complex, with prime connections to Europe and global markets. UK Government policy is actively directing carbon capture, hydrogen and low-carbon technology investment here, making it one of the most compelling propositions for industrial investors anywhere in the country.

Strategic location
A global trading hub leading the UK and Europe in low-carbon technologies, with significant strengths across advanced manufacturing, chemicals, logistics and supply chain.

Scale of opportunity
The UK's biggest decarbonisation opportunity. A leader in the net-zero transition offering scale for global investors, with offshore wind, hydrogen and carbon capture all active in the region

Infrastructure and connectivity
Ample development land with excellent road, rail, sea and air connectivity. The most digitally connected region in the UK, making it an ideal hub for inward investors.

Business environment
Collaborative public-private partnerships providing services, funding access and regulatory support to enable business growth from day one.

Skilled workforce
Continuous investment in advanced training facilities and education has produced a highly skilled workforce with core strengths in technical, manufacturing and engineering roles.

Place
The Humber is redefining itself through renewed confidence, ambition and investment — a sustainable economic and social powerhouse in the making, with a powerful story to tell on the global stage.



Supply Chain
The Humber's established supply chains span advanced manufacturing, chemicals, energy and other sectors - supporting inward investors with the infrastructure, expertise and partner networks to scale from day one.

Tax Site Incentives

Business rates relief
100% business rates relief, for five years, for eligible new businesses within a Freeport tax site, and certain existing businesses when they expand.

Employer national insurance contributions relief
Zero rate of secondary Class 1 National Insurance contribution if you have a business premises in a tax site. Relief for employers with a business premises within a tax site can be applied at a zero rate on the earnings of all new hires up to £25,000 per year.

Stamp duty land tax relief
Full relief on land or buildings in a Freeport tax site. You can claim full relief from Stamp Duty Land Tax on the total purchase price if at least 90 per cent of the purchase price is for qualifying land or buildings.

Enhanced capital allowance tax relief
100% relief on qualifying plant or machinery for use within the tax site. You can claim the relief if the plant or machinery is new, part of your trading activity, and for use primarily in the tax site.

Enhanced structures and buildings tax relief
10% relief on constructing, or renovating, buildings in a tax site. Businesses constructing or renovating buildings, for non-residential use, within a tax site can receive a higher relief rate of 10 per cent, compared to the existing national rate of three per cent.



humber freeport

Hull East tax site

The Hull East tax site brings together four strategically located development areas within the wider Port of Hull and Saltend industrial cluster.

Hull East is already home to some of the most significant industrial investment in the UK. Mitsubishi Chemical Group has committed £250 million to its expansion at Saltend Chemicals Park, while LanzaTech's £600 million sustainable aviation fuel facility represents one of the largest clean energy investments in the country.

Yorkshire Energy Park



30.4 hectares (75.1 acres) with outline consent for industrial development and a growing focus on clean energy innovation.

Yorkshire Energy Park is a major development site designed to support advanced manufacturing and engineering businesses alongside clean energy technologies.

Target sectors

- Advanced manufacturing
- Data centres
- Low-carbon technologies
- Research and development

Saltend Chemicals Park



Saltend Chemicals Park (56.3 ha) is one of the UK's leading chemicals and energy clusters. The site supports investment in low-carbon technologies, hydrogen production and clean energy infrastructure.

Target sectors

- Low-carbon technologies
- Clean energy
- Chemicals

Omterra's presence at the Port of Hull has established the estuary as a global hub for offshore wind, and Triton Power's 1.2GW Saltend Power Station provides the energy infrastructure that underpins the entire cluster.

Together these investments signal Hull East's credentials not just as a development opportunity, but as a place where global businesses are already committing capital at scale.

Port of Hull



33.5 hectares (83.7 acres) of operational port land across Alexandra, King George and Queen Elizabeth docks. The Port of Hull supports international trade and logistics activity while also playing a growing role in supporting green energy supply chains.

Target sectors

- Port-related activities
- Clean energy

Humber International Enterprise Park



76.7 hectares (189 acres) of development land with potential future quayside access. Humber International Enterprise Park provides development opportunities for manufacturing and food technology businesses.

Target sectors

- Food technology
- Manufacturing

Scan to explore investment opportunities at the Hull East tax site.

humber freeport

Goole tax site

Goole is one of the best-connected industrial locations in the UK, positioned at the junction of the M62 and M18 with direct access at Junction 36 — placing businesses within reach of 80% of the UK population within four hours.

The Goole tax site sits adjacent to a growing cluster of major industrial occupiers including Guardian Glass, Tesco Distribution and Siemens Mobility's Rail Village, and is emerging as one of the most significant centres for advanced manufacturing investment in the north of England.



Wykeland
Regeneration for the next generation

Goole North Tax Site



Goole North sits on the western edge of Goole in East Yorkshire, conveniently located next to junction 36 of the M62 giving easy access by road to the M1/M18 and the UK road network, as well as by canal to Leeds and Liverpool and by sea via the Humber utilising the port of Goole, the UK's largest inland port.

Developed by renowned Hull based Wykeland Group, the site covers 211 acres and has full planning consent for 3 million square ft of manufacturing space.

The development demonstrates major confidence in Goole and the Humber, positioning the area as ideal for global manufacturing, supply chain and logistics.

Target sectors

- Manufacturing
- Supply chain and logistics

HBD
PART OF HENRY BOOT

HBD/Freeport 36



FREEPORT 36 is a modern, purpose-built industrial and logistics development (121 ha) at the heart of the Goole tax site, delivered by HBD in partnership with St John's College, Cambridge. Designed to meet the needs of advanced manufacturers. The scheme offers a range of unit sizes alongside bespoke development options for larger occupiers.

Businesses located at FREEPORT 36 benefit immediately from the full package of the Humber Freeport tax incentive. Combined with Goole's exceptional road, rail and waterway connectivity — including direct M62 and M18 motorway access — FREEPORT 36 offers one of the most financially attractive and logistically efficient industrial locations in the north of England.

Target sectors

- Advanced manufacturing
- Supply chain and logistics

Scan to explore investment opportunities at the Goole tax site.

humber freeport

Immingham tax site

Immingham sits at the centre of the UK's busiest port complex and is a strategic gateway for international trade. The site benefits from direct access to the Humber's major ports and energy infrastructure, making it an ideal location for businesses operating across the offshore wind supply chain, energy and industrial manufacturing.

The Immingham tax site benefits from access to a workforce catchment of over 1.6 million people. The location sits alongside significant port investment and industrial development across the South Humber industrial cluster. Immingham offers investors scale, connectivity and access to one of the UK's most established industrial ecosystems



ABLE Humber Port



Able Humber Port is one of the most strategically significant renewable energy development sites in the UK. Positioned on the south bank of the Humber, the site offers large-scale development capacity alongside deep-water access and world-class port infrastructure, purpose-built for the offshore wind supply chain.

As the UK's offshore wind programme accelerates, demand for component manufacturing, fabrication, assembly and logistics capacity is growing rapidly.

Able Humber Port is designed to meet that demand — offering the quayside space, laydown areas and development land that businesses across the wind supply chain require. For manufacturers, fabricators and logistics operators looking to build a long-term position in renewable energy, there is no comparable site in the UK.

Target sectors

- Offshore wind supply chain
- Renewable energy manufacturing

Humber International Terminal



On the south bank of the Humber lies 23 Hectares of Humber Freeport designated tax site land. It forms part of the wider Immingham tax site and sits inside the Humber International Terminal. The site has unrivalled connectivity being directly connected to the rail network, the road network (easy access to the A180 and the motorway network), as well as having a deep-water quay, able to handle some of the largest vessels operating in UK waters. The combination of purpose-built infrastructure, direct port access and Humber Freeport incentives creates an investment case with few equals in the UK.

Bunge, arguably the UK's premier agribusiness solutions company, have partnered with landowners ABP on a £10m project to significantly enhance their storage capacity and inward and outward-bound port logistics.

Target sectors

- Agri-commodity storage and handling
- Bulk liquid and dry cargo
- Port-related logistics

Scan to explore investment opportunities at the Immingham tax site.

humber freeport

What our partners say

More than £2 billion of investment has already been pledged across Humber Freeport tax sites. These investments span sectors including advanced manufacturing, chemicals, energy and industrial innovation.

"Through its seed capital fund, Humber Freeport made an important contribution to the development of our industry-leading UK Technology Centre in Hull. The UKTC will serve as a testbed for innovation and product development, helping us advance the low-carbon heating solutions which will keep homes and businesses warm for decades to come."



Jason Speedy
Chief Operations Officer at Ideal Heating

ideal HEATING

"Freeport status puts the Humber on the map as a significant inward investment opportunity for businesses looking to grow their presence in the UK."

"We selected the px Saltend Chemicals Park because it offers exceptional infrastructure for SAF production and the future prospect for hydrogen and CO_2 pipelines and storage.
The skills of the px Group team also provides an excellent fit with LanzaTech."



Jim Woodger
Managing Director for Europe, Middle East, Africa and Americas, LanzaTech

LanzaTech

"Freeport status offers a major opportunity for the Humber to attract valuable inward investment… it will assist with decision-making in a competitive market."



Tom Wheldon
Executive Director, HBD

HBD
PART OF HENRY BOOT

Freeport leadership

Humber Freeport is governed by a Board comprising senior leaders from across the public and private sectors.

The Board includes representation from the Humber's four local authorities and both mayoral combined authorities, providing strategic leadership and oversight. Alongside this governance structure, Humber Freeport plays a key role in supporting the region's skills, innovation and decarbonisation agendas.

Through collaboration with industry, education partners and Government, the Freeport is helping ensure the Humber has the skilled workforce and infrastructure required to support future investment.

Able
ABP | ASSOCIATED BRITISH PORTS
Andrew Jackson Solicitors LLP
BUNGE
BCA
bp
CATCH
CATAPULT Offshore Renewable Energy
DAN | DAN SHIPPING & CHARTERING LTD
EAST RIDING OF YORKSHIRE COUNCIL
equinor
FIN Freeport Innovation Network
Future Humber
Hull and East Yorkshire Combined Authority
Hull City Council
HUMBER ENERGY BOARD
Humber Principals Group
Greater Lincolnshire Combined County Authority
ideal HEATING
LanzaTech
MAKE uk Member
meld.energy
MMC PR & COMMUNICATIONS
MITSUBISHI CHEMICAL
NORTH EAST LINCOLNSHIRE COUNCIL
North Lincolnshire Council
px SALTEND CHEMICALS PARK
omterra
The Supply Chain Network
UNIVERSITY of HULL
UNIVERSITY OF LINCOLN
University of Sheffield AMRC Advanced Manufacturing Research Centre
Building the future UK Freeports
Wykeland Regeneration for the next generation
YORKSHIRE ENERGY PARK
HBD PART OF HENRY BOOT
UKRI Innovate UK

INVEST IN THE HUMBER

HUMBER FREEPORT CONNECTS GLOBAL INVESTORS WITH ONE OF THE UK'S MOST IMPORTANT INDUSTRIAL REGIONS.

Explore investment-ready opportunities across our tax sites by scanning the QR code.

This brochure is printed on FSC® paper from well-managed, FSC®-certified forests and other controlled sources.

FSC MIX Paper FSC® C002977