

FORTH GREEN FREEPORT

Investment opportunities in Scotland's economic heartland



UK Government



Scottish Government
Riaghaltas na h-Alba

Foreword

Welcome to Forth Green Freeport which I am thrilled to say is officially open for business. As the Chair of Forth Green Freeport, I have the honour of being part of this unique partnership between successful companies and local government as, together, we embark on delivering this important initiative for Scotland.

Forth Green Freeport is a flagship economic regeneration programme, it is a 25 year programme underneath which multiple projects will sit. Forth Green Freeport is not in itself a project; it brings together the ports of Grangemouth, Leith, Rosyth, and Burntisland along with Edinburgh Airport. Large-scale investment will see these long-established facilities emerge as international hubs for the offshore wind, hydrogen, sustainable fuels, modular manufacturing, and logistics sectors. As set out in this document, the assets and strengths of Forth Green Freeport make it a location of choice for businesses active in these burgeoning sectors.

Building upon the existing strengths of Forth Green Freeport, Green Freeport status unlocks a comprehensive suite of incentives for investors, including multiple tax breaks. This gives rise to major opportunities for businesses ranging from multinational manufacturers to small-scale suppliers.

Spanning well over 500 hectares and anchored by market-leading companies including Forth Ports, Babcock and INEOS, Forth Green Freeport is one of the UK's largest and most exciting investment propositions. The ambition of the Forth Green Freeport partnership is to attract significant inward investment, build trade and export capabilities, and foster innovation while creating new high-quality jobs and transitioning to net zero.

If you are interested in investing in Forth Green Freeport, we want to hear from you.

Please get in touch via:
info@forthgreenfreeport.com



Dame Susan Rice DBE
Chair of Forth Green Freeport



Transformational investment, together

Forth Green Freeport has a pivotal role in Scotland's future.

Based in locations steeped in decades of trade and energy expertise, and backed by collaboration across sectors, Forth Green Freeport presents an environment rich for investment, development, and transformation.

Forth Green Freeport aims to significantly contribute to climate goals, revolutionising industry and employment, and regenerating local communities.

We want you to be at the forefront of this ambition. To play your part in creating a Scotland that leads. Unique business investment opportunities are available for commercial activity aligned with the strategic objectives of Forth Green Freeport:

- **Promote regeneration and high-quality job creation**
- **Promote decarbonisation and a just transition to a Net Zero economy**
- **Establish hubs for global trade and investment**
- **Foster an innovative environment**

As part of Scotland's commitment to achieving Net Zero by 2045, the Forth Green Freeport is estimated to deliver 34,500 green jobs.

It aims to drive the re-industrialisation of Scotland, developing renewable energy, new green technologies, and advanced manufacturing. Up to £7.9b will be invested by public and private sector partners in order to boost productive industries, including offshore wind manufacturing, sustainable fuels, shipbuilding, air transport, and logistics.

Forth Green Freeport is expected to add up to £8.1 billion in Gross Value Added to Scotland's economy, driving imports and exports, and creating an environment where innovation thrives.

Scottish Development International states: "When you set up your business here, you'll save time and money thanks to the package of customs and tax incentives available. You'll also benefit from major new investment in infrastructure, skills and innovation."

View further details on the [SDI website](#).

We are delighted to present this overview of Forth Green Freeport, and the benefits it offers to you as an investor, to local communities and to Scotland as a whole.

Forth Green Freeport is perfectly placed to lead the way to a more sustainable, productive, and welcoming Scotland. One which builds on already strong foundations, to put Scotland at the forefront.

We invite you to join us and take your first steps in being part of that transformation. To find out more about investment opportunities in Forth Green Freeport, please get in touch via:

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SCOTTISH
INTERNATIONAL
GOODS & EXPORTS
17.7%¹
INCREASE
BETWEEN MARCH 2022 & 2023

¹ Source – Scotland's International Goods Trade Quarter 1 2023

² Source – EY2023 UK and Scotland Attractiveness Survey

19.2%²
FOREIGN DIRECT
INVESTORS
CONSIDERING FDI LOCATIONS
INTEND TO ESTABLISH OR EXPAND
OPERATIONS IN SCOTLAND

Incentivising freeport success

Forth Green Freeport is an environment where businesses can grow and thrive.

Where activity is environmentally sustainable and where innovation flourishes.

Forth Green Freeport has access to a suite of incentives, which positions it as a lead international trade hub, a location of choice for inward investment, a leader in clean technologies, and an accelerator of job creation.

Our Tax Sites at Grangemouth, Mid-Forth and Rosyth provide reliefs to reduce the cost and risk of developing new facilities. Customs benefits like duty deferral and simplified procedures offer new trade and export opportunities.

Seed funding of £25 million is in place to encourage new infrastructure and to unlock development plots, backed by a commitment from the Scottish Government and local authorities to have a focused Forth Green Freeport approach to planning. Help is also available from Government agencies to support and promote potential investors, along with the mechanics and regulatory support to encourage innovation.

The impact of Forth Green Freeport is national but local communities benefit too, with new jobs and economic regeneration and growth aided by increased non-domestic rates for local authorities.

With a range of financial incentives, co-operation between public and private sectors and re-investment into the local economy, Forth Green Freeport is playing its part in the re-industrialisation of Scotland and securing a just transition.

Tax incentives

Forth Green Freeport comprises three Tax Sites covering the ports of Burntisland, Grangemouth, Leith, and Rosyth. Businesses investing in these locations can access a suite of tax incentives that will both significantly offset the costs of their initial investment in Forth Green Freeport and reduce their operating costs.

- Enhanced Capital Allowances – tax allowances worth 100% of the cost of plant or machinery purchased for use in a Tax Site (available until 30 September 2034).
- Enhanced Structures and Buildings Allowance – tax allowances worth 10% of the cost of constructing or renovating non-residential buildings and structures on a Tax Site (available until 30 September 2034).
- Employer National Insurance contributions relief – exemption from making secondary Class 1 National Insurance contributions for new employees working primarily on the Tax Site earning up to £25,000 per year (available for 36 months per employee).
- Land and Buildings Transaction Tax relief – exemption from paying tax on the purchase/lease of non-residential land and buildings within a Tax Site (available until 30 September 2034).
- Non-Domestic Rates Relief – exemption from paying tax on the occupancy of non-residential buildings (available until 30 September 2034).

Detailed information on tax incentives can be found on the HM Revenue and Customs website at:

www.gov.uk/guidance/freeports

Planning Protocol: <https://www.gov.scot/publications/green-freeports-planning-and-other-consents-national-protocol/>



34500
NEW JOBS



ADVANCED
MANUFACTURING

£8.1
BILLION
GVA BOOST

NET ZERO
2045

CREATION OF
SKILLED
GREEN JOBS

34500
NEW JOBS



NEW GREEN
TECHNOLOGIES



RENEWABLE
ENERGY

UNLOCK
£7.9 BILLION
OF PRIVATE AND PUBLIC
INVESTMENT

OVER
500
HECTARES
OF DEVELOPMENT LAND

Priority clusters

As a nation, Scotland's strengths and opportunities are clear.

Already a well-established location for international exports and trade, Scotland is recognised as the first choice for investors outside of London. It boasts a higher share of investment manufacturing activity than the UK and a strong performance in renewables.

Located on the east coast of Scotland, with a unique costal infrastructure and a wide range of established, international companies and ports with comprehensive import and export facilities, Forth Green Freeport is ideally placed to service global markets, as well as local businesses and communities.

Seven important growth clusters have been identified for Forth Green Freeport. These clusters have been chosen to provide maximum benefits to partners, the local area, and Scotland. Together they will boost national economic benefits, drive transformational and regenerative change, contribute towards Scotland's Net Zero ambitions, and create new jobs.

This thriving and ambitious environment provides strong foundations for Forth Green Freeport. It means your investment is backed by opportunities and support to grow your business. A sustainable and enriched future for everyone.



Offshore wind



Modular manufacturing



Chemicals



Logistics and warehousing



Alternative fuels and energy



Ship design, build and support



Creative industries

Driving investment in Green Freeport zones

Spanning over 500 hectares across Fife, Falkirk and Edinburgh, our Tax Sites have been strategically selected to encourage growth. Through reduction in the financial challenges and risk of investing in new developments, our Tax Sites will reassure you that you have made the right decision to invest in Forth Green Freeport.

Grangemouth

Home to Scotland's largest container port and principal freight hub, Grangemouth handles goods representing 30% of Scotland's Gross Domestic Product. Under Forth Green Freeport development plans, freight movements will be increased through the creation of new manufacturing and advanced logistics facilities.

The site also contains a major chemicals cluster. As part of Forth Green Freeport, this infrastructure will be transformed to focus on alternative fuels and carbon capture, utilisation, and storage. Grangemouth's infrastructure alongside its strategic location for hydrogen production and transmission positions it as a prime location for Net Zero manufacturing.

Rosyth

Rosyth is Scotland's best-connected port. It hosts Babcock International Group Plc, an international defence company with one of the most technologically advanced manufacturing facilities in the UK. Rosyth is also home to the Arrol Gibb Innovation Campus, a vibrant ecosystem fostering innovation and growth by supporting industry to develop and scale their ideas, collaborating with researchers on pioneering projects and developing future skills today.

Queensferry One is a major new industrial and logistics development at the heart of Rosyth's growing advanced manufacturing and renewable energy cluster.

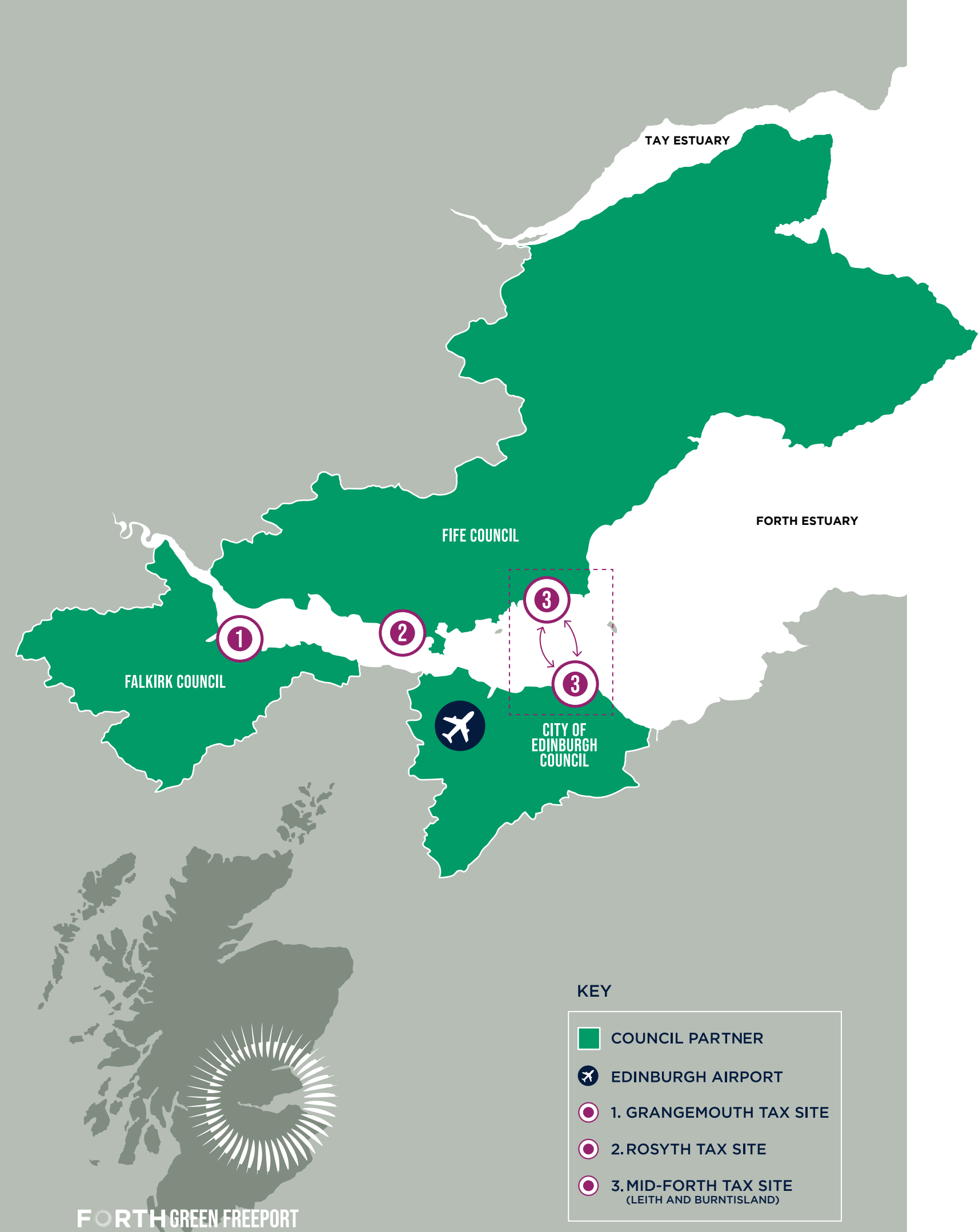
The Forth Green Freeport vision for Rosyth will see the promotion of new freight capacity, increased offshore renewable manufacturing and green power generating capacity.

Mid-Forth

Encompassing the twinned locations of Leith & Burntisland, Mid-Forth is vital to supporting Scotland's burgeoning floating offshore wind capacity. The Forth Estuary is an optimal location for deploying fixed and floating offshore wind turbines, thanks to its existing infrastructure, land, and deep water.

Forth Green Freeport's focus is on supporting Leith to become the leading hub for renewable energy and sustainable industries in Scotland. This is complemented by the high capacity integration and commissioning potential at Burntisland.

Leith also has a longstanding reputation as a location for the creative industries, bringing benefits to local businesses and Scotland.





EMPOWERING SCOTLAND

A partnership that delivers

Forth Green Freeport is a unique collaboration. Our consortium partners come from across the private and public sectors, working together to achieve a single goal – to help the freeport achieve its potential.

Backed by ambitious and positive values, Forth Green Freeport benefits from the expertise and resources of our partners. The impact of this partnership is felt locally and nationally, placing Scotland as a leader in manufacturing, green energy, trade, and job creation.

Investment Principles

If you want to access the range of generous tax incentives Forth Green Freeport offers, you will be invited to go through the Forth Green Freeport governance process to demonstrate that you meet the Forth Green Freeport's Investment Principles.

This is important to ensure that new developments support the Green Freeport objectives and ultimately facilitate additional economic activity. Forth Green Freeport will carefully consider each development proposal on a case-by-case basis. As part of the Investment Principles, you must show that your development:

1. supports one or more of the Green Freeport policy objectives
2. is aligned with the priority sectors of Forth Green Freeport
3. is additional in terms of providing new jobs, investment, and accelerated growth

You will also be asked to commit to the Forth Green Freeport:

- Fair Work Charter
- Skills Fund Policy and
- Net Zero Charter.

Becoming a Customs Site Operator (CSO)

If you are looking to become a CSO within Forth Green Freeport, you will need to comply with the Forth Green Freeport Customs Policy for us to endorse your application to HMRC.

The Customs Policy sets out our process and requirements including expectations around meeting policy objectives, commitment to our Fair Work Charter and reaching Net Zero by Scotland's 2045 target. HMRC will ultimately decide whether your site is suitable to become a customs site.

If you are interested in investing in Forth Green Freeport and taking advantage of the significant tax and customs incentives and other benefits, please get in touch via:

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To explore the opportunities
that Fort Green Freeport
offers please contact:

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