



Belfast Harbour

UK's No.1 Port for
Offshore Wind



UK's Largest Single Port Estate

Belfast Harbour Estate encompasses 2,000 acres offering large scale development opportunities.

Your perfect port partner for offshore wind projects.

 Belfast Harbour Boundary

Attractive FDI Destination

800 international companies employing over 75,000 people already operating in Northern Ireland.

Large-Scale Development Sites

Strategic development sites, totalling some 100 acres, including a prime 46 acre greenfield site fronting the main deep water channel.

Renewable Hub

- DONG Energy
- Siemens
- Harland and Wolff
- NIACE
- Composites R&D Centre (NIACE)
- Training - Belfast Metropolitan College

Strategic Location

Located within 150 nautical miles of planned wind farms with a proposed capacity of 8.6GW.



Perfect Port

Belfast Harbour is the UK's largest single port estate and one of its principal maritime gateways; perfect to cater for the needs of the offshore wind industry.



Renewable Hub

Belfast Harbour is home to many world class companies and institutions which play a key role in the global renewable energy sector.

By choosing to locate in Belfast Harbour, your neighbours would include: DONG Energy, Siemens, Ridgeway Renewables, Harland and Wolff, NIACE (Northern Ireland Advanced Composites and Engineering Centre), NISP (Northern Ireland Science Park) and the Belfast Metropolitan College.

The perfect business cluster for the Offshore Wind Industry.

Strong Relationships

Belfast Harbour avails of a supportive planning regime with zoning already in place to help facilitate a shortened time to market.

Due to many years of experience in project development, Belfast Harbour has forged strong working relationships with the local planning and consenting authorities and with zoning already in place, this helps to reduce timescales.

Perfect for the fast-track delivery of Offshore Wind Industry infrastructure.

Investing in Northern Ireland

Northern Ireland is ideal for international companies seeking an optimum mix of high quality labour in a low risk, cost competitive location.

Belfast has been ranked as the No. 2 destination in the UK, after London, for Foreign Direct Investment (FDI). Not surprising, given that over 800 international companies have chosen to invest in Northern Ireland, employing in excess of 75,000 people.

Of those that have already invested in the region, over 75% are considering or have already reinvested in Northern Ireland – a testament of the success of doing business in the region.

The region has attracted some of the world's major organisations including Bombardier Aerospace, Caterpillar and DONG Energy.

Northern Ireland has a very strong history in engineering and is now home to over 220 companies in the renewables supply chain.

A perfect business environment for the Offshore Wind Industry.

Strategic Location

Belfast Harbour is one of the few ports in the UK and Ireland with substantial sites, including waterfront, available for development totaling some 100 acres.

Located within 150 nautical miles of the proposed 8.6GW wind farms in the Irish and Scottish Seas, Belfast Harbour is ideally situated to facilitate the offshore wind industry requirements.

Belfast Harbour has over 100 acres of development sites currently available for manufacturing and logistics activities, with a further 110 acres zoned for industrial use.

Our portfolio includes a prime 46 acre site, fronting the main deep water channel.

Perfect to accommodate the facilities of significant physical scale required by the Offshore Wind Industry.

Experience & Access to Capital

Belfast Harbour invested £53m in 2012 into the UK's first bespoke offshore wind terminal which was completed on time and within budget.

Belfast Harbour has extensive experience in managing, funding and delivering turnkey port developments including a purpose-built, 50 acre port facility for DONG Energy, the market leader in offshore wind power. This immense project, the D1 offshore wind terminal, was successfully completed within 22 months of the initial enquiry.

Belfast Harbour has the financial strength to assume project finance and execution risks and we can offer bespoke facilities on a lease back basis.

Perfect for the capital intensive nature of the Offshore Wind Industry.

Infrastructure

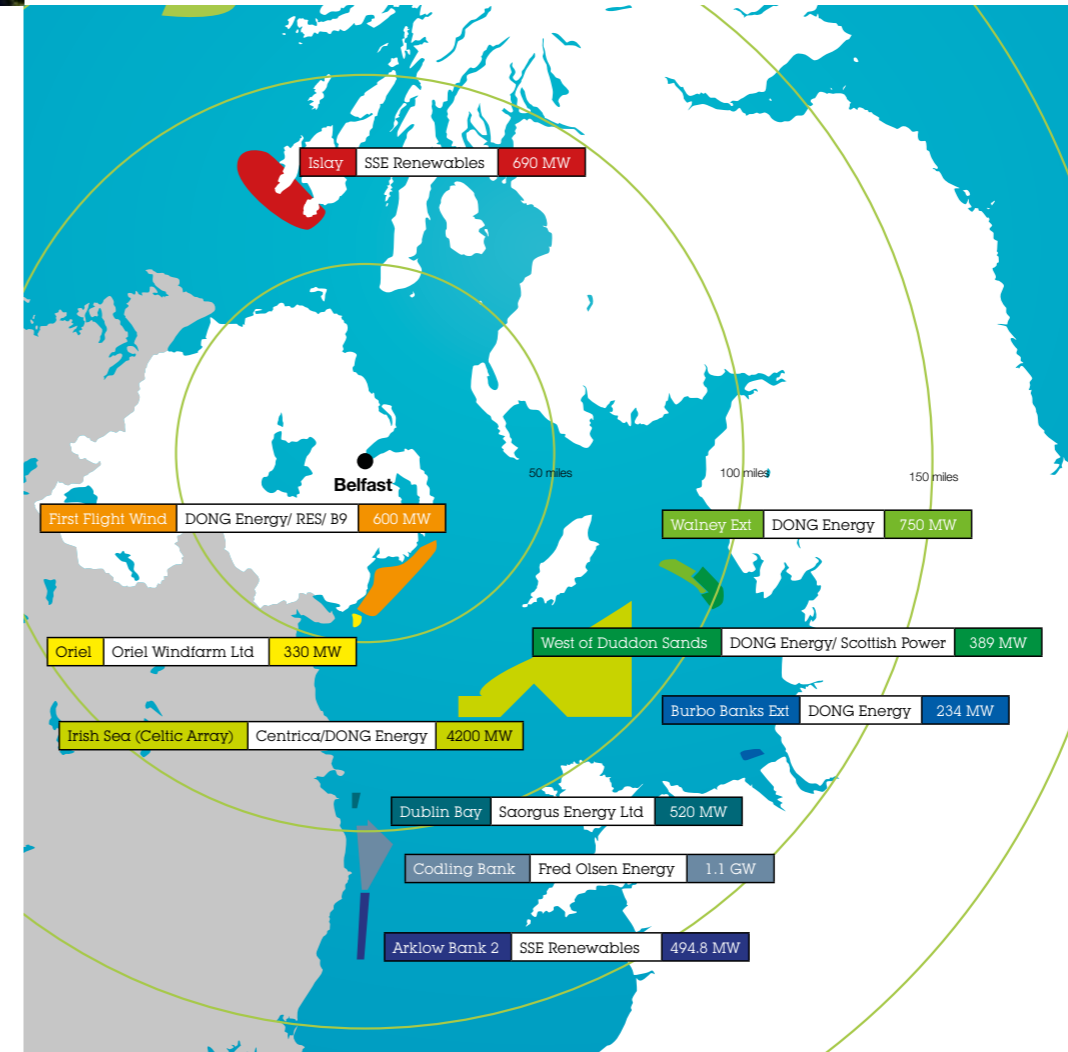
Belfast Harbour has unrivalled port infrastructure encompassing the UK's first offshore wind terminal.

Home to Ireland's longest deep-water quay, Belfast Harbour has unrivalled port infrastructure in place with 24/7 access, a maintained channel depth of 9.3m and berth depths extending to 11.5m with no air restrictions, enabling wind farm developers to build reliable supply chain solutions.

Belfast Harbour also supports extensive facilities operated by Harland & Wolff.

We offer excellent connectivity, with more than 80 sailings per week and over 100 flights weekly from one of the UK's largest regional airports located within the harbour boundaries. Key motorways can be reached within minutes and you can access one of the best ICT infrastructures in the world.

Perfect for the logistics requirements of the Offshore Wind Industry.

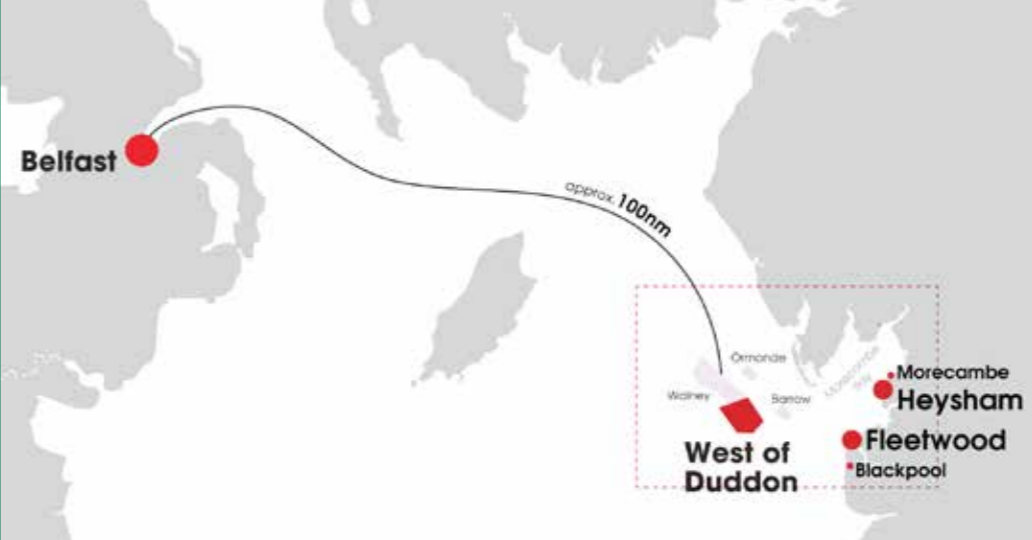


Industry Endorsed



"In providing the UK's first dedicated port facility for the offshore wind sector, Belfast Harbour has provided a significant boost to our wind farm construction capabilities and efficiencies in the Irish Sea. Belfast Harbour's ability to react quickly to fully meet our requirements as a customer made them the perfect partner for DONG Energy."

Benj Sykes,
UK Country Manager,
DONG Energy



1st

UK Bespoke Wind Terminal - D1

In 2012, Belfast Harbour handed over its new £53m offshore wind terminal to DONG Energy and Scottish Power Renewables.

Belfast Harbour successfully transformed a 50 acre greenfield development site into the UK's first turnkey offshore wind terminal within 22 months of the initial enquiry.

Belfast Harbour's flagship project, the D1 Offshore Wind Terminal, is an excellent example of how Belfast Harbour collaborated with offshore wind giants, DONG Energy and ScottishPower Renewables, to create a bespoke facility for the installation and pre-assembly of over 100 wind turbines. Situated 100 nautical miles from one of the world's largest offshore wind farms, West of Duddon Sands, DONG Energy and ScottishPower Renewables concluded that Belfast Harbour could provide high class facilities that met their exact specifications and thus chose it as a highly efficient base from which to operate.

Belfast Harbour successfully provided:

- A 50 acre logistics and assembly site.
- A new 480m heavy duty quay fronting onto the port's main deep water channel complete with bespoke quayside vessel jacking up capability.
- Heavy duty infrastructure with 50T/m² loading capacity.
- £53m investment

Belfast Harbour:

- Assumed all management and execution risks.
- Was responsible for liaising with contractors, the local planning authority and relevant government bodies to facilitate a fast-tracked timescale.
- Facilitated project completion within 22 months of the initial enquiry – on time and within budget.



"The way that this development and Belfast Harbour were able to bring together companies, associations and government bodies so quickly is a fantastic story."

Keith Anderson, CEO,
ScottishPower Renewables





- KEY
- Harbour Boundary
 - Rail Network
 - Motorway Network
 - Development Sites

Our offer - D3 46 acre greenfield site.

**Artist's impression of an example development.*



D1 Offshore Wind Terminal - 50 acres

D3 Site A - 46 acres



What Next?



Today, Belfast Harbour can provide best in class port facilities to the Offshore Wind Energy sector, with the capability to handle the ever increasing scale of turbines and foundations being deployed in offshore wind.

Belfast Harbour can design, project manage and deliver custom built, turnkey solutions for developers or manufacturers seeking to take advantage of Belfast's unique position in the UK and European market.

If you would like to discuss your opportunity with Belfast Harbour, please contact Joe O'Neill or Michael Robinson.

Belfast Harbour - Your perfect port partner for the offshore wind industry.



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100

acres of strategic
development sites



20-30%

Operating costs in
Northern Ireland are on
average around 20 to 30%
cheaper than in the
rest of the UK and Europe



1st

UK Bespoke
Wind Terminal



2

World-class universities
and an extensive
network of further
education colleges



2nd

Top destination for
FDI in the UK