

The Lighthouse Green Fuels Order

Application Reference: EN0110025

Applicant: LGF Projects Limited

Funding Statement

Document Reference: 4.2

Revision: 00

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 – Regulation 5(2)(h)



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Glossary

Acronym	In Full / Term
AFF	Advanced Fuels Fund
AGI	Above Ground Infrastructure
APFP Regulations	The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009
ASU	Air Separation Unit
BESS	Battery Energy Storage Systems
CHP	Combined Heat and Power
CO2	Carbon dioxide
DBFOM	Design, Build, Finance, Operate and Maintain
DCO	Development Consent Order
DM	Dalcour Maclaren
EPC	Engineering, Procurement and Construction
ES	Environmental Statement
FID	Final Investment Decision
GIS	Gas-Insulated Switchgear
km	kilometre
KSA	Kingdom of Saudi Arabia
kV	Kilovolt
LGF	Lighthouse Green Fuels
LSTK	Lump Sum Turnkey
MW	Megawatts
MWe	Megawatts electrical
NSIP	Nationally Significant Infrastructure Project
PA 2008	Planning Act 2008
PINS	Planning Inspectorate
RCBC	Redcar and Cleveland Borough Council
SAF	Sustainable Aviation Fuel
SoS	Secretary of State
SAR	Saudi Arabian Riyal
STBC	Stockton-on-Tees Borough Council

1 Executive Summary

- 1.1.1 This Funding Statement has been prepared by Alfanar Energy Limited on behalf of LGF Projects Limited (the Applicant) in support of its application for development consent for the Lighthouse Green Fuels Project (the Proposed Development).
- 1.1.2 This Funding Statement is required because the development consent order (DCO) sought for the Proposed Development would authorise the compulsory acquisition of land or interests in land. This gives rise to the requirement under Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 for the Applicant to provide a statement indicating how the Order containing these powers is proposed to be funded. The statement is intended to accompany the wider DCO application and should be read in conjunction with the other application documents, including the **Statement of Reasons (Application Document Ref 4.1)**.
- 1.1.3 This Funding Statement provides information about the Applicant and its corporate structure, the estimated cost of the Proposed Development, how the Proposed Development will be funded and how compulsory acquisition compensation will be funded.

2 Introduction

2.1 Overview

- 2.1.1 This Funding Statement (Application Document Ref 4.2) has been prepared by Alfanar Energy Limited (Alfanar) on behalf of LGF Projects Limited (the Applicant), to support an application (the Application) seeking development consent for the construction, operation, maintenance and decommissioning of the Lighthouse Green Fuels project (the Proposed Development) on land within the administrative boundaries of Stockton-on-Tees Borough Council (STBC) and Redcar and Cleveland Borough Council (RCBC).
- 2.1.2 The Order limits for the Proposed Development are made up of the Main Site and Wider Site, together 'the Site'. A more detailed description of the Site is set out at section 2.4.
- 2.1.3 The Application has been submitted to the Planning Inspectorate (PINS), and the decision whether to grant a Development Consent Order (DCO) will be made by the Secretary of State (SoS) for Energy Security and Net Zero pursuant to the Planning Act 2008 (the PA 2008) [Ref 1].
- 2.1.4 The Proposed Development comprises a commercial-scale second generation Sustainable Aviation Fuel (SAF) production facility and associated infrastructure.

2.2 The Applicant

- 2.2.1 The Applicant is wholly owned by Alfanar Energy Limited (Alfanar). Alfanar is part of a global project development, manufacturing, and engineering group headquartered in Saudi Arabia. Alfanar has developed significant in-house feedstock-to-SAF expertise. This experience will be utilised to construct and operate the Proposed Development.

2.3 Overview of the Proposed Development

- 2.3.1 The Proposed Development is anticipated to be the UK's first commercial-scale second generation SAF production facility.
- 2.3.2 The Proposed Development includes the construction, operation, maintenance and eventual decommissioning of a commercial-scale facility that will produce approximately 180 million litres of advanced SAF and approximately 30 million litres of renewable naphtha each year.
- 2.3.3 The Proposed Development includes the following elements (the location of each Work No. is shown on the Works Plans (Application Document Ref 2.4)):

Table 2.1 Works Description Summaries

Work Number:	
Work No. 1	SAF production facility comprising: • 1A - feedstock pre-treatment facility • 1B - SAF processing facility including stack, flue gas treatment, and thermal oxidiser • 1C - up to two flare structures
Work No. 2	Combined heat and power generating station comprising: • 2A - boilers and steam turbine generators • 2B - stack and flue gas treatment
Work No. 3	Feedstock and intermediate and final product handling and storage
Work No. 4	Cooling infrastructure for SAF production facility and CHP plant
Work No. 5	Bridge and culvert crossings of existing infrastructure
Work No. 6	Marine infrastructure comprising: • 6A - construction of permanent quay • 6B - permanent quay • 6C - capital and maintenance dredging
Work No. 7	Electrical connection works comprising: • 7A - underground and overground cable connections to the existing North Bank Switchyard • 7B - electrical connection works
Work No. 8	Modified or new natural gas connection and above ground infrastructure
Work No. 9	Supply of industrial gases: Only one of Work No. 9A or Work No. 9B would be developed. • 9A - industrial gases connection works comprising upgrade of oxygen pipeline connection, new and repurposed nitrogen pipeline connection, and connection to existing low pressure nitrogen supply • 9B - air separation unit facility and connections to Work No. 1
Work No. 10	Replacement and new wastewater pipeline connection works
Works No. 11	Export connection works comprising: • 11A - pipeline(s) for the export of SAF and renewable naphtha • 11B or 11C - a pipeline for the export of carbon dioxide connecting to above ground infrastructure (AGI) by others (being either AGI C1 or C2 of the Northern Endurance Partnership transport and storage pipeline)
Works No. 12	Surface water attenuation, and drainage and discharge works
Works No. 13	Laydown areas comprising: • 13A - temporary construction compounds and laydown areas • 13B - permanent laydown and storage
Work No. 14	Access works and private street improvements

- 2.3.4 In addition a range of associated development, both specified and unspecified, is proposed in relation to the above.
- 2.3.5 The new quay on the River Tees (**Work No. 6**) will allow delivery of modular plant and construction materials by ship during construction and biomass and waste wood feedstock during operation, reducing reliance on road transport. Feedstock will be stored (**Work No. 3**) then pre-treated at the Main Site and processed into SAF through gasification and gas-to-liquids processes (**Work No.1**).
- 2.3.6 To support operations, the Proposed Development will include a biomass and waste wood-fired Combined Heat and Power (CHP) plant (**Work No. 2**) with an electrical output capacity of up to 200 megawatts electrical (MWe), providing a low-carbon energy supply for the SAF process. Cooling infrastructure (**Work No. 4**) will be required for the SAF process and the CHP plant. Connections will provide electricity for start-up and to maintain ancillary site supplies (**Work No. 7**), natural gas for start-up and as auxiliary fuel for some processes during operation (**Work No. 8**), and oxygen and nitrogen which will either be delivered to the Site via pipelines or produced by a new Air Separation Unit (ASU) in the Main Site (**Work No. 9A or 9B** respectively). Waste materials, including off-specification materials will be exported from the Main Site by road. Finished products (SAF, and a secondary product of the process, renewable naphtha) will be transferred via pipelines (**Work No. 11A**) for marine export or export by road. Carbon dioxide from the acid gas removal unit in Work No. 1B will be exported via pipeline (**Work No. 11B**) to one of the above ground installations in the Northern Endurance Partnership project.
- 2.3.7 The Proposed Development will also include replacement and new wastewater pipeline connection works (**Work No. 10**), surface water drainage systems (**Work No. 12**) and access and street improvements (**Work No. 14**). Space within the Wider Site is identified for temporary construction and laydown and space within the Main Site identified for permanent laydown and storage areas (**Work No. 13**).
- 2.3.8 The layout of the Proposed Development is shown on Figure 4.1: Indicative Proposed Development Layout (**Environmental Statement (ES) Volume II, Document Ref 6.2**).

2.4 The Site

- 2.4.1 The Site location and boundary (which is also known as the 'Order limits') are shown on Figure 1.1: Site Location (**ES Volume II, Document Ref 6.2**). The Site is located in Teesside on land to the north and south of the River Tees with connection corridors crossing the Tees.

- 2.4.2 The Main Site is located in the industrial area of Seal Sands approximately 5km east of Billingham town centre and 4km north-east of Middlesbrough town centre, on the north bank of the River Tees in the borough of Stockton-on-Tees (see Figure 1.1: Site Location (**ES Volume II, Document Ref 6.2**)). The majority of the Main Site lies south of Seal Sands Road and largely comprises previously developed land formerly used as a chemical plant from the early 1970s. It was last operated by INEOS Nitriles.
- 2.4.3 The Main Site comprises the main SAF facility development area of the Site, lying to the south and north sides of Seal Sands Road and bounded by the proposed quay in the River Tees, with the River Tees to the east.
- 2.4.4 The eastern boundary of the Main Site is formed by the River Tees, where existing jetties will be demolished and a new quay developed.
- 2.4.5 The Wider Site comprises the connection corridors, including land required for road access, pipelines (including under the River Tees), dredging near to the Main Site, and utility connections and construction laydown in both North Tees and (in the borough of Redcar and Cleveland) South Tees.

2.5 The DCO Process

- 2.5.1 Part 3 of the Planning Act 2008 ('the PA 2008') defines which projects constitute a nationally significant infrastructure project (NSIP). Once classed as an NSIP, development consent (in the form of a Development Consent Order) is required under Part 4 of the PA 2008.
- 2.5.2 In legislative terms the Proposed Development comprises both a SAF production facility and a CHP generating station together with development associated with the SAF production facility and the CHP generating station.
- 2.5.3 The construction and operation of the main SAF production facility does not automatically fall within the definition of an NSIP. Therefore, on 12 August 2025, the Applicant formally requested a direction by the SoS for Energy Security and Net Zero ('SoS'), pursuant to section 35(1) of the PA 2008, that the following elements be treated as one for which development consent is required. The Section 35 direction request was made in respect of: a main gasification facility to process sustainably sourced biomass; feedstock pre-treatment, syngas clean-up apparatus; Fischer-Tropsch process units; refining units; feedstock, intermediates and finished product storage; quayside with ship loading/ offloading infrastructure; supporting infrastructure and utility connections (hereafter called the 'Specified Elements').

- 2.5.4 The SoS for Energy Security and Net Zero issued a direction under Section 35 of the PA 2008 [Ref 1] on 08 September 2025 to confirm that the Specified Elements of the Proposed Development, together with any matters/ development associated with them, should be treated as development for which development consent under the PA 2008 is required.
- 2.5.5 The CHP plant (**Work No. 2**) surpasses the 50 Megawatt (MW) threshold for generating stations defined in Section 15 of the PA 2008 and is therefore a Nationally Significant Infrastructure Project (NSIP) in its own right.
- 2.5.6 An application for development consent for the Proposed Development has been submitted to PINS acting on behalf of the SoS. Subject to the Application being accepted, PINS will then examine it and make a recommendation to the SoS who will then decide whether to grant a DCO.
- 2.5.7 The application for development consent for the Proposed Development supersedes a previous application that was being progressed by Lighthouse Green Fuels Limited centred on a site off Huntsman Drive in Seal Sands, TS2 1TT (PINS ref. EN010150). Statutory consultation on that application took place between 16 May 2024 and 20 June 2024. As shown on the PINS website¹, that application is discontinued.

2.6 The Purpose and Structure of this Document

- 2.6.1 This Funding Statement has been produced pursuant to Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (APFP Regulations) [Ref 2] and the Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government) guidance 'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land' (September 2013) [Ref 3].
- 2.6.2 This Funding Statement is required because the DCO sought for the Proposed Development would authorise the compulsory acquisition of land or interests in land. This gives rise to the requirement under Regulation 5(2)(h) of the APFP Regulations for the Applicant to provide a statement indicating how the Order containing these powers is proposed to be funded.
- 2.6.3 This Funding Statement is one of a number of documents accompanying the Application and submitted to the Secretary of State, and should be read in conjunction with those documents. In particular, this document should be read alongside the **Statement of Reasons (Application Document Ref 4.1)**.
- 2.6.4 The document is structured as follows:
- Section 3 – the Applicant and its corporate structure

- Section 4 – the Proposed Development cost
- Section 5 – how the Proposed Development will be funded
- Section 6 – how compulsory acquisition compensation will be funded

¹ <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010150>

3 The Applicant and its Corporate Structure

3.1 LGF Projects Limited and the Alfamar group

- 3.1.1 LGF Projects Limited (Company No. 16455871) is the Applicant for the DCO Application. LGF Projects Limited is registered in England and Wales with its registered office at 1-6 Lombard Street, London, England and Wales, United Kingdom.
- 3.1.2 As mentioned above, LGF Projects Limited is wholly owned by Alfamar. As the parent company of LGF Projects Limited, Alfamar has been and remains committed to carrying out development activities on behalf of the Applicant.
- 3.1.3 Alfamar is in turn wholly owned by Alfamar Company (Closed Joint Stock), KSA (CR. 1010057263; Unified No. 7018053871). Alfamar Company is a company headquartered in Riyadh, Saudi Arabia, operating across Asia, Europe and Africa. The Alfamar Group specialises in the energy industry and has activities including the manufacturing and trading of low, medium and high-voltage electrical products and the provision of engineering and construction solutions for conventional and renewable energy projects. Through its Alfamar Projects division, the Alfamar Group also provides services in the oil and gas, water treatment, infrastructure, technical operations and digital solutions sectors.
- 3.1.4 The ownership structure of LGF Projects Limited is presented in the Funding Statement at Appendix A. The Alfamar Group was founded in 1985 and is headquartered in Riyadh, Saudi Arabia. The Alfamar Group operates across Asia, Europe and Africa and has offices, production and research and development centres in more than 26 countries. It employs more than 40,000 people globally and its annual revenue in 2025 was £4.2 billion.
- 3.1.5 The Alfamar Group has undertaken more than 3,820 contracts with a total value of more than US\$35.6 billion. The Alfamar Group also has approximately 2 million square metres of industrial facilities and 26 factories manufacturing electrical and building-system products.
- 3.1.6 Alfamar Company's commitment and capacity to support the Proposed Development is demonstrated by the £99.93 million that it has provided to date towards the Proposed Development as well as its previous iteration. A letter from the statutory auditor of Alfamar confirming this amount of support is appended to this Funding Statement as Appendix B1.

- 3.1.7 The Alfamar Group has also undertaken a range of major energy, infrastructure and industrial projects across its international markets. Examples include:
- 3.1.7.1 NEOM Residential Communities, Saudi Arabia: A major infrastructure project comprising five sustainable residential communities in NEOM with an investment of over SAR 10 billion (£2 billion). Alfamar is delivering the project under a design, build, finance, operate and maintain (DBFOM) model, including community infrastructure, hybrid captive power and sustainable water infrastructure.
 - 3.1.7.2 Haramain High-Speed Railway, Saudi Arabia: Alfamar delivered six 380 kV gas-insulated switchgear (GIS) substations for the Haramain High-Speed Railway between Makkah, Jeddah, Rabigh and Madinah. The scope included engineering, procurement, installation, testing and commissioning, together with associated protection, automation, communications and civil works.
 - 3.1.7.3 Battery Energy Storage Systems (BESS), Saudi Arabia: Alfamar is undertaking large-scale BESS projects in Saudi Arabia supporting the integration of renewable generation and the stability of the electricity network. The group's activities include engineering, procurement and construction of battery storage infrastructure.
 - 3.1.7.4 Tuwaiq Casting & Forging Plant, Saudi Arabia: A major industrial facility in Ras Al Khair Industrial City delivered under an EPC/LSTK contract. The facility covers approximately 400,000 square metres and involved investment of more than SAR 3.5 billion (£690 million). The project comprises approximately 39 buildings and is designed to support the manufacture of heavy industrial components.
 - 3.1.7.5 Jazan Entertainment Complex, Saudi Arabia: A major EPC project comprising a large-scale entertainment and leisure development, with Alfamar responsible for the engineering, procurement and construction scope.
 - 3.1.7.6 Project Lanuza, Spain: A major wind energy development comprising wind farms across 23 sites in three regions of Spain. The project formed part of Alfamar's expansion into the European renewable energy market.
 - 3.1.7.7 Wind energy projects, India: Alfamar has developed and operates wind projects in Gujarat, representing approximately 600 MW of installed renewable generation capacity. The projects form part of the group's wider renewable energy portfolio in India.
 - 3.1.7.8 Benban Solar Park, Egypt: A 50 MW solar photovoltaic project developed and constructed by Alfamar in Egypt. The project was constructed between

2018 and 2019 and forms part of the group's international renewable energy portfolio.

- 3.1.7.9 Smart Meter Programme, Saudi Arabia: Alfanar has undertaken a major national smart-meter programme in Saudi Arabia, involving the installation of approximately 5 million smart meters and associated infrastructure.
- 3.1.8 The Alfanar Group has experience across the development and delivery of energy and infrastructure projects, including project development, financing, engineering, procurement, construction, testing and commissioning and operations and maintenance. The Alfanar Group's manufacturing activities also provide additional capabilities in the supply of electrical equipment and systems.

4 The Proposed Development Cost

4.1 Current Cost Estimate

- 4.1.1 The current estimate of the capital expenditure for the delivery of the Proposed Development that is subject to the DCO Application is approximately £4 billion.
- 4.1.2 This cost estimate includes construction costs, preparation costs, supervision costs and land acquisition costs (including compensation payable in respect of any compulsory acquisition). This includes all aspects of the project including land acquisition, equipment purchase, construction, installation and commissioning.
- 4.1.3 These costs will continue to be fine-tuned throughout the development process. There will be some additional contingencies and an allowance for inflation.

5 Project Funding

5.1 Funding arrangements

- 5.1.1 The Applicant has the ability to procure the financial resources necessary to fund the works to be authorised by the DCO.
- 5.1.2 Prior to the Final Investment Decision (FID) and commencing construction the Proposed Development will be funded from a combination of private investment from the Alfanar Group and from grant funding programmes such as those detailed below. The Applicant confirms that over approximately £99 million has been invested in the project to date by the Alfanar Group, who will continue to support the project until FID. A letter of support from Alfanar Company is appended to this Funding Statement as Appendix B2.
- 5.1.3 Alfanar has also received significant support from the UK Government through a series of competitive grant funding programmes designed to accelerate the development of a domestic sustainable aviation fuel (SAF) industry. For each of these funding rounds, the ability of the Alfanar to deliver the Proposed Development has been evaluated by the UK Government. LGF initially secured approximately £2.4 million under the Department for Transport's Green Fuels, Green Skies competition to support early-stage project development. This was followed by funding awards under all three rounds of the Government's Advanced Fuels Fund (AFF), comprising £11 million under Window 1, £8.664 million under Window 2, and a further £8 million under Window 3 announced in July 2025. Collectively, these awards amount to more than £30 million of public funding support, including over £27 million through the AFF alone.
- 5.1.4 As noted above, the Applicant is currently funded by the Alfanar Group and has the ability to procure the financial resources necessary to fund the Proposed Development.

- 5.1.5 The final funding approach for the Project will be a mixture of funding from the Alfanar Group, as well as external investors and levered debt secured against the revenue streams of the Project. This way of project financing has been used successfully for various projects by the Alfanar Group several times. This approach is also tried and tested in the market and the Applicant is confident that it would be able to obtain finance for the Proposed Development. The Alfanar Group has appointed a number of professional advisors in connection with the development of the Proposed Development, including solicitors, project managers and technical consultants, all of whom have extensive experience of working on projects similar to the Proposed Development. The Applicant is confident that the Proposed Development is commercially viable through its own detailed analysis and having taken the advice of these professional advisors.
- 5.1.6 The Proposed Development will also aim to obtain the award of a Revenue Certainty Contract under the SAF Act 2026, which is akin to established and funded precedent Contracts for Difference schemes such as those under the Energy Act 2003 and the Energy Act 2023.
- 5.1.7 Once the DCO for the Proposed Development is made, the final investment decision on the funding approach for the Project would be made by the Applicant.

6 Compensation Claims

6.1 Funding for land acquisition

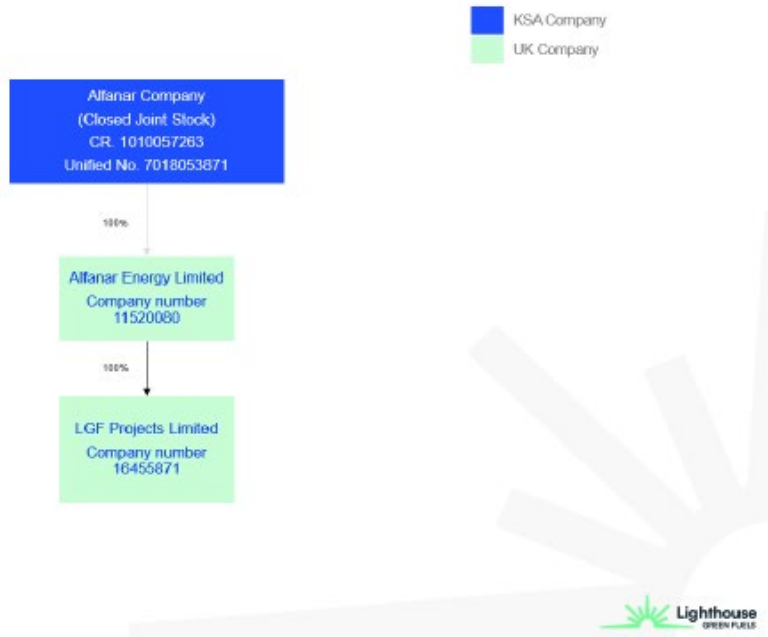
- 6.1.1 The DCO will grant the Applicant powers to acquire rights in land as necessary to construct the Proposed Development. These can be used in the event that it has not been possible to acquire the necessary interests and rights by agreement.
- 6.1.2 The Applicant has sought advice from Dalcour Maclaren (DM) who are expert chartered surveyors with over 20 years' experience in the delivery of major infrastructure and Nationally Significant Infrastructure including Energy generation, E-fuels, Transmission and distribution schemes and other associated transport and infrastructure projects. DM have specific experience in Teesside having led on both the NetZero Teesside DCO and H2 Teesside recommended DCO. DM have provided possible heads of claim for:
- Compulsory acquisition of freehold land and permanent rights;
 - Compensation arising out of temporary works (disturbance); and
 - Third Party Professional Fees.
- 6.1.3 Further details on the Property Cost Estimates and the heads of claim are presented in the Funding Statement at Appendix C.
- 6.1.4 DM estimate the costs associated with compulsory acquisition and potential compensation claims to be in the region of £79.2m including the freehold purchase of the main site.
- 6.1.5 It is also noteworthy that the amount already invested by the Alfanar Group i.e., £99 million, substantially exceeds the level of compensation claims expected, thereby, demonstrating its ability to finance the land acquisition costs.
- 6.1.6 The Applicant has also included an article in **the draft DCO (Application Document Ref 3.1 – Article 36 (Funding))** which requires the Applicant to either (i) put in place financial security in respect of compensation liabilities or (ii) provide evidence to the Secretary of State to confirm that no guarantee or alternative security is required because the Applicant is able to demonstrate that it has appropriate funding in place to meet compensation liabilities, prior to exercising any of the relevant powers of compulsory acquisition. The article provides that the financial security must be in a form approved by the Secretary of State, and that it must be directly enforceable by those who are entitled to compensation.

References

- Ref 1 UK Government (2008) Planning Act 2008. Available online:
<https://www.legislation.gov.uk/ukpga/2008/29/contents> [Accessed: 12 June 2026]
- Ref 2 UK Government (2009) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. Available online:
<https://www.legislation.gov.uk/uksi/2009/2264/contents> [Accessed: 12 June 2026]
- Ref 3 Department for Communities and Local Government (2013) Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land. Available online:
[https://assets.publishing.service.gov.uk/media/5a748a8ce5274a7f9902904a/Planning Act 2008 -
Guidance related to procedures for the compulsory acquisition of land.pdf](https://assets.publishing.service.gov.uk/media/5a748a8ce5274a7f9902904a/Planning_Act_2008_-_Guidance_related_to_procedures_for_the_compulsory_acquisition_of_land.pdf)
[Accessed: 12 June 2026]

Appendix A: The Applicant's Corporate Structure

UK Shareholder Structure



Appendix B: Letters in Support

Appendix B1

15/09/2026

To
The Directors
Alfanar Energy Limited
1-6 Lombard Street, London, England, EC3V 9AA

Details of support by Alfanar Group to entities in the UK

Dear Sirs

We act as auditors of Alfanar Energy Limited (Company No. 11520080) and Teesside Power Limited (formerly Lighthouse Green Fuels Limited – Company No. 10773515), collectively referred to as the Companies.

As part of our procedures, we noted that based on the financial activities up to 2025, Teesside Power Limited was the company within the Alfanar group developing the sustainable aviation fuels project. We also note that Alfanar Energy Limited is the parent company of LGF Projects Limited which we have been informed by management is now the company developing the sustainable aviation fuels project.

Based on the audited financial statements of the Companies, we can note that Alfanar Company CJSC, a company registered in Kingdom of Saudi Arabia with CR Number 1010057263 and the parent company of Alfanar Energy Limited, has either itself or through its subsidiaries provided financial support to the tune of £99,930,816 to the Companies till 31 December 2025.

This letter is prepared solely for the client. Whilst this letter has been prepared in good faith and we believe it to be accurate, we accept no responsibility to any third party who may rely on it, and no duty of care is created towards any such party.

Yours sincerely,



Watergates Ltd

Director:
Director:



Registered as auditors in the United Kingdom by the
Association of Chartered Certified Accountants

Watergates is the trading name of Watergates Limited
Registered in England No. 03768376

Appendix B2



Postal Address: P.O. Box 301
Riyadh 11411, Saudi Arabia
Tel. (9661) 920006111 Ext:
Fax (9661)

To: The Planning Inspectorate
Temple Quay House,
2 The Square,
Temple Quay, Bristol,
BS1 6PN
lighthousegreen@planninginspectorate.gov.uk

LETTER OF SUPPORT – ALFANAR COMPANY AND LGF PROJECTS LIMITED (EN0110025)

Dear Planning Inspectorate

Alfanar Company CJSC ("Alfanar Company") is pleased to provide a letter of support to LGF Projects Limited in relation to its application for a development consent order ("DCO") in respect of the proposed sustainable aviation fuel facility development at Teesside ("Project").

LGF Projects Limited is a wholly owned subsidiary of Alfanar Energy Limited which is a wholly owned subsidiary of Alfanar Company.

Alfanar Company has either itself or through its subsidiaries been supporting the Project since its inception including its earlier iteration. Alfanar Company confirms that it remains committed to supporting the Project.

We are aware of the forecast of costs associated with compulsory acquisition and potential compensation claims of the Project, which amount to £79,200,000.00 (seventy-nine million two hundred thousand pounds).

We confirm that Alfanar Group annual revenue for the period ending 31 December 2025 was £4.2 billion and our current assets as on 31 December 2025 were £2.8 billion.¹

On this basis, we confirm we have sufficient financial capacity and liquidity to fund above mentioned the costs associated with compulsory acquisition and potential compensation claims of the Project.

This letter of support does not require Alfanar Company to fund the Project, nor does it represent or create any legal obligations, and none shall be implied. No provision of this letter of support shall be interpreted counter to the preceding sentence.

Alfanar Company look forward to further supporting the Project with Alfanar Energy Limited and the Applicant.

Please do not hesitate to contact us in case of any queries.

Yours sincerely,

[Redacted Signature]

VP Global Development - Alfanar Projects

[Redacted]



¹ Using conversion rate of £1 = Saudi Riyal 5.04 as on 31 Dec 2025.

Appendix C: Property Cost Estimates

ITEM	NET VALUE	CONTINGENCY @ 10%	TOTAL
Acquisition of Freehold Land	£37,500,000.00	£3,750,000.00	£41,250,000.00
Acquisition of Permanent Rights	£32,500,000.00	£3,250,000.00	£35,750,000.00
Disturbance Compensation	£1,510,000.00	£151,000.00	£1,661,000.00
Third Party Professional Fees	£450,000.00	£45,000.00	£495,000.00
Total	£71,960,000.00	£7,196,000.00	£79,156,000.00



www.lighthousegreenfuels.co.uk

