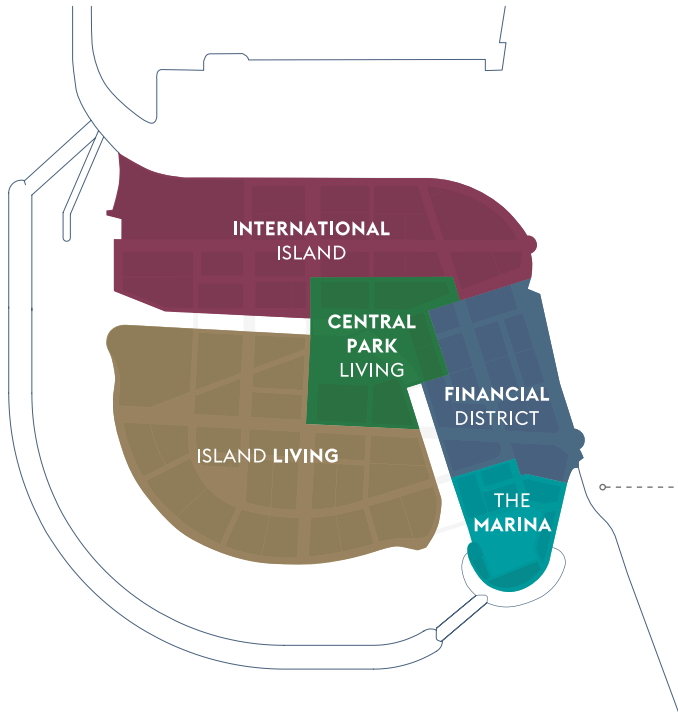




PORT CITY
COLOMBO

FACT SHEET

PORT CITY COLOMBO



5 DISTRICTS WITH DISTINCT PERSONALITIES

Port City Colombo is Sri Lanka's **first multi-services Special Economic Zone (SEZ)**. It will encompass the best-in-class in terms of business and lifestyle offering and aim to cultivate a live-work-play environment.

Port City Colombo is built on the latest sustainable city designs and smart city concepts that includes world-class facilities and spaces in Residential, Healthcare, Education, Entertainment, Hotels and Restaurants, Retail and Office with an Integrated Resort and a Marina, offering the best in living by the sea.



PORT CITY COLOMBO IN NUMBERS

<p>US\$ 15BILLION INVESTMENT</p>	<p>WITH AN EXPECTED CITY POPULATION OF 273,000</p>	<p>TOTAL GFA 6.4Mn SQM</p>		
<p>CREATING 143,000 NEW JOBS</p>	<p>269HA EXTENSION OF COLOMBO'S CBD</p>	<p>178HA MARKETABLE LAND</p>	<p>5 DISTINCT PRECINCTS</p>	
<p>91HA OF PUBLIC SPACE</p>	<p>40HA INCLUDING GREEN SPACES & BEACH</p>	<p>101HA SWIMMABLE LAGOON</p>		

SOUTH ASIA: A RISING ECONOMIC POWERHOUSE



2.05 BILLION
POPULATION IN 2024



25.2%
OF TOTAL WORLD
POPULATION



5.87%
WORKING-AGE
POPULATION GROWTH

In 2023, South Asia's working-age population is experiencing a 5.87% growth compared to other developing regions and high youth population provides a readily available pool of talent

IN 2025, REGIONAL GDP ESTIMATED TO BE
USD 4.39 TRILLION

**SOUTH ASIA:
FASTEST
GROWING REGION**



6%+
ANNUAL ECONOMIC
GROWTH

According to World Bank and ADB in 2024, South Asia to continue growing at above 6% per year, forecasting it to be the fastest growing region in the world for the next two years. This is attributed to improving domestic demand that has helped moderate market inflation.

REGIONAL COOPERATION & TRANSPORT CONNECTIVITY



The Bay of Bengal Initiative for Multi-Sectoral Technical and Economic Cooperation (BIMSTEC) acting as a trade and cooperation bridge linking South Asia and South East Asia.



ADB initiated South Asia Sub Regional Economic Cooperation (SASEC) to improve cross-border connectivity, facilitating faster and less costly trade, and tackling development challenges in the sub region.

**ADB'S
COMMITMENT
TO SOUTH ASIA**

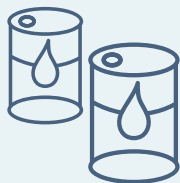
USD 7+ BILLION

for trade and supply chain finance and microfinance in the region.

USD 111+ BILLION

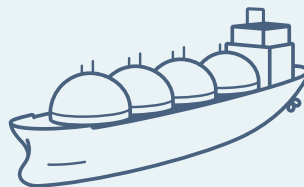
across 3,212 projects and technical assistance programs in the region.

As at April 2023, ADB has infused,



67%+

of global oil shipments are facilitated through the region



33%

of global bulk shipping trade, including petroleum products and coal transits across this region are transported through the Indian Ocean

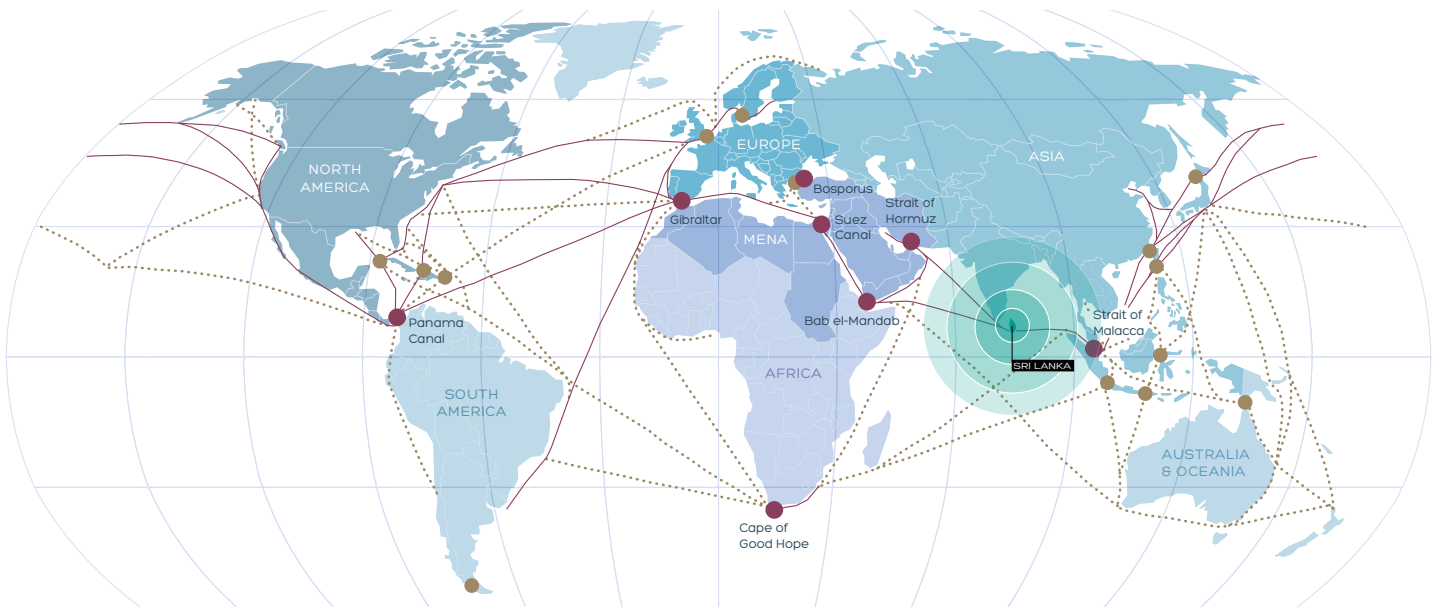
FASTEST GROWING AMONG THE WORLD'S LARGEST ECONOMIES

According to the World Bank's Global Economic Prospects report for June 2024, India is projected to remain the fastest-growing among the world's largest economies, with an average annual growth rate of 6.7 percent over the next three fiscal years. However, investment growth is expected to surpass previous estimates and remain robust throughout the forecast period, driven by strong public and private investment.

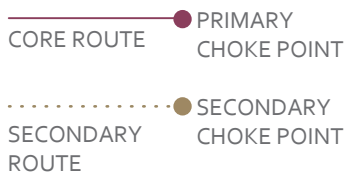
Additionally, Goldman Sachs has predicted in 2023 that India's economy will reach USD 52.5 trillion by 2075, making it the second-largest economy in the world and creating new growth and opportunities in the region.



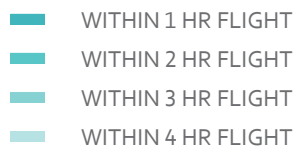
SRI LANKA: THE GATEWAY TO SOUTH ASIA



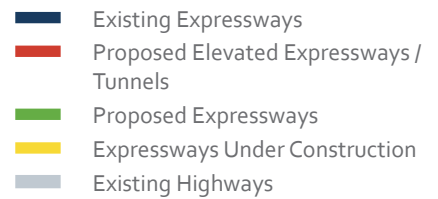
SHIPPING ROUTES



AIR COVERAGE ZONES



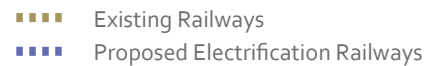
EXPRESSWAYS



STRATEGIC LOCATION

- Colombo Port Ranked 1st in South Asia, 22nd Worldwide (WB, S&P Global 2022).
- Cargo handling 6.9 million TEUs in 2023, 15 million TEUs by 2026.
- Bandaranaike International Airport reached 10 Mn. international passenger movements in 2019

RAILWAYS



MARKET ACCESS

EUROPE

- The Generalized Scheme of Preference Plus (GSP+) with easy access over 450 Mn consumer market
- Zero duty facility for over 6,400 items to 27 EU countries

ASIA

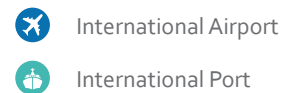
- India and Pakistan, giving duty free access to over 1.5 Bn consumer market
- South Asia Thailand & Singapore Free Trade Agreements
- Asia-Pacific Trade Agreements
- Ongoing: RCEP Membership, Malaysia Free Trade Agreement



AGILE TALENT

- 1st in South Asia literacy rate
- 2nd largest CIMA pool in the world
- 30,000 graduates annually
- 100,000 tertiary & vocationally trained students per annum

AIRPORTS & SEAPORTS



QUALITY OF LIFE

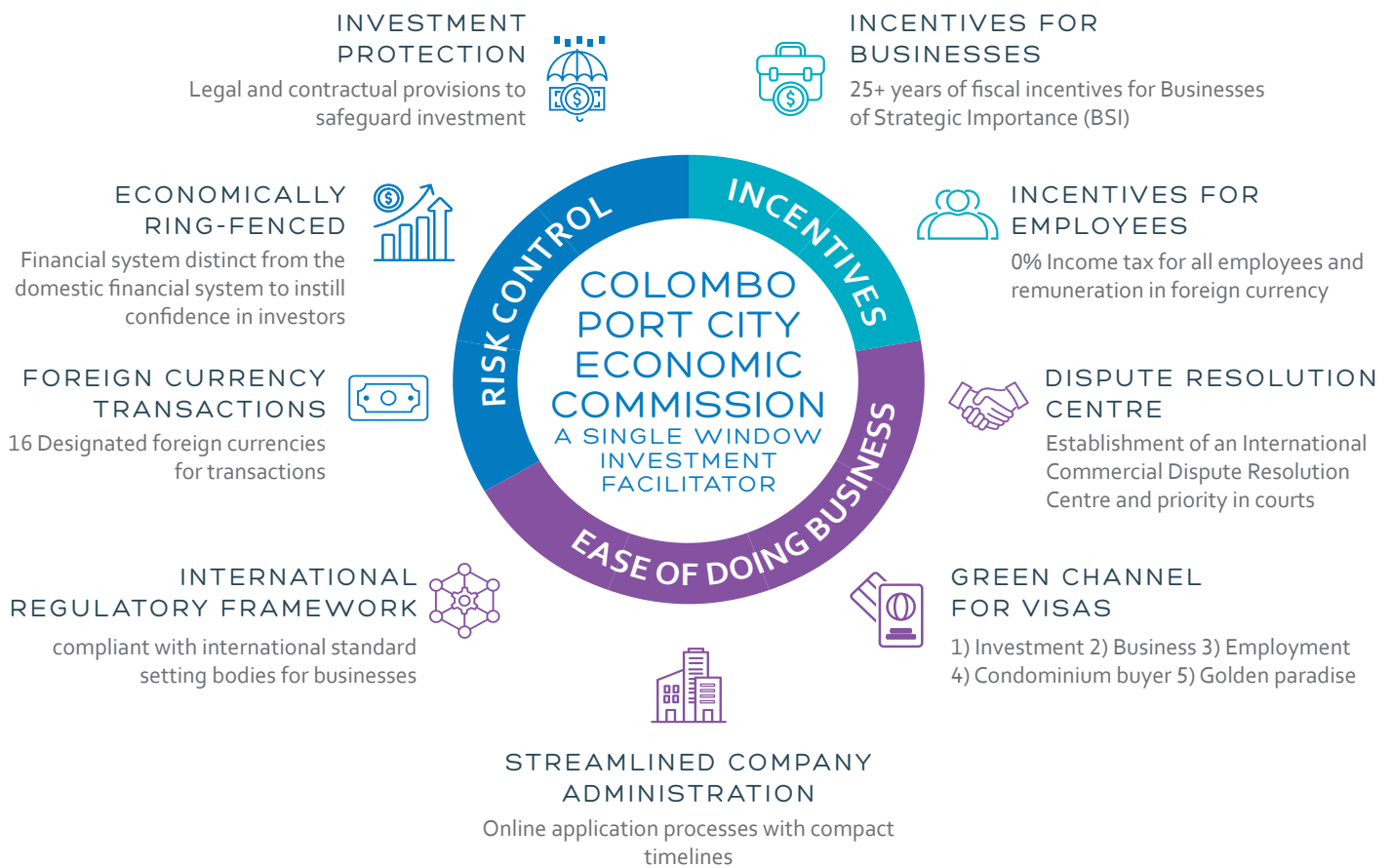
- 1st in South Asia (Human Development Index 2022)
- 9th most friendly country in the world (Conde Nast Traveler 2022)
- 8 world heritage sites & recreational activities
- World-class domestic & commercial, healthcare, real estate, high-end leisure facilities

DOING BUSINESS IN PORT CITY COLOMBO

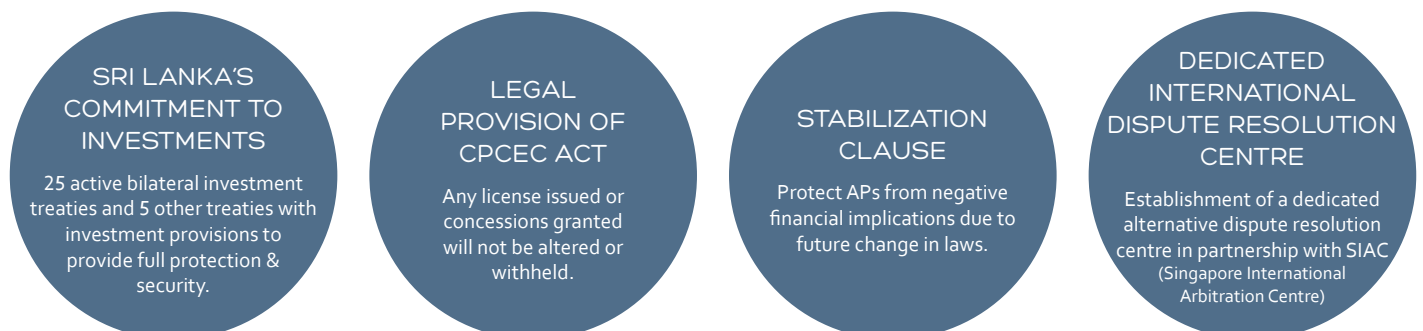
A POLICY DRIVEN ECONOMICALLY RING-FENCED CITY

ENHANCED EASE OF DOING BUSINESS

The Colombo Port City Special Economic Zone (SEZ) is an economic powerhouse fuelling high-level development projects and businesses in the South Asian region. Investments and business operations in the SEZ are facilitated by the Colombo Port City Economic Commission (CPCEC), established under the Colombo Port City Economic Commission Act No. 11 of 2021. The CPCEC acts as a Single Window Investment Facilitator and regulatory body for the Port City Colombo Area of Authority, streamlining regulatory and foreign exchange processes to create a competitive business landscape.



INVESTOR PROTECTION



WHO IS AN AP?

AUTHORIZED PERSON (AP) IS AN ENTITY AUTHORISED BY COLOMBO PORT CITY ECONOMIC COMMISSION TO DO BUSINESS WITHIN PORT CITY

WHAT IS A BSI?

BUSINESSES OF STRATEGIC IMPORTANCE (BSI) ARE DESIGNATED AUTHORIZED PERSONS (AP) THAT ARE ELIGIBLE TO OBTAIN INCENTIVES, CLASSIFIED AS;



PRIMARY INVESTORS

Real Estate Investments, Developments and Operations

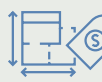


SECONDARY INVESTORS

Business Set-up and Investments

QUALIFYING CRITERIA

Satisfy one of the following criteria;



Minimum investment
USD 100 Mn
per land plot



Minimum investment
USD 25 Mn
for the marina or social infrastructure land plots

QUALIFYING CRITERIA

Satisfy one of the following criteria;



Company having an annual global revenue of more than
USD 50 Mn



Minimum of
100 employees
within 5 years from commencement



Startup businesses with a valuation of at least
USD 500,000
within 05 years of being licensed under the CPCEC Act.



Contribute to the economy & social development in Sri Lanka for creating an international financial center

Corporate Income Tax Holiday

0%

for up to 25 years



Concessionary Corporate Income Tax Rate

50%

of prevailing tax rate for a further period of 10 years following the end of 25 years



Enhanced Capital Allowances

300%

of investment in depreciable assets as an alternative to tax holiday and concessionary rate

Corporate Income Tax Holidays

0%

for up to 25 years

EXEMPTION FROM OTHER TAXES

0%

Sales taxes (VAT)

0%

Dividend Income Tax

0%

Customs duty and other border tariffs (CESS and PAL)

EXEMPTION FROM OTHER TAXES

0%

Sales taxes (VAT)

0%

Dividend Income Tax

0%

Customs duty and other border tariffs (CESS and PAL)

KEY DEVELOPMENTS

PORT CITY COLOMBO PROVIDES STATE-OF-THE-ART INFRASTRUCTURE AND SPACES THAT ARE DEVELOPED BASED ON CUTTING-EDGE SUSTAINABLE CITY DESIGNS AND SMART CITY CONCEPTS.

MIXED USE — HEALTHCARE — LIFESTYLE AND ENTERTAINMENT



COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFIC)

- Flagship project located at the main entrance of Port City Colombo consisting of a 220m Grade A Office tower, 600+ luxury residential units and modern retail inclusive of a duty free offering.



INTERNATIONAL HOSPITAL

- Offering the best in quaternary care facilities with 500 beds



DOWNTOWN DUTYFREE FACILITY

- Pioneering Downtown Duty Free mall for South Asia housing internationally reputed travel retail operators and the Country's first City Check in Lounge.



YACHT MARINA

- First of its kind luxury yacht marina in South Asia.
- Capacity to accommodate 200-250 mid sized yachts.
- Luxury retail and high end entertainment facilities.

RESIDENTIAL — EDUCATION CLUSTER



LUXURY VILLAS

- Development consisting of 90 luxury villas in an exclusive setting with water-frontage and nine hole golf course access.



LUXURY MARINA RESIDENCE

- Located in the sought after marina district that exudes the yacht marina lifestyle.



INTERNATIONAL UNIVERSITY

- World class higher education offering for around 3,000-4,000 students with a primary focus on IT and Business education



INTERNATIONAL SCHOOL

- A premium international standard facility for 1,000 students with a boarding capacity for 300 students.

HOSPITALITY & TOURISM



ICONIC HOTEL

- Located in the Island Living district - a residential area surrounded by the ocean and canal



MARINA HOTEL

- In the Marina district - the central entertainment hub that houses a luxury yacht marina, retail and dining facilities and other lifestyle and entertainment offerings.



LUXURY BEACH RESORT

- In the Island Living District - the only beach resort in the heart of Colombo, adjacent to the villa development, boasting unmatched views of the Indian Ocean.



INTEGRATED RESORT

- Port City Colombo's largest land parcel providing a first of its kind gaming experience along with luxury hospitality, retail, water theme park, dining and other lifestyle offerings.

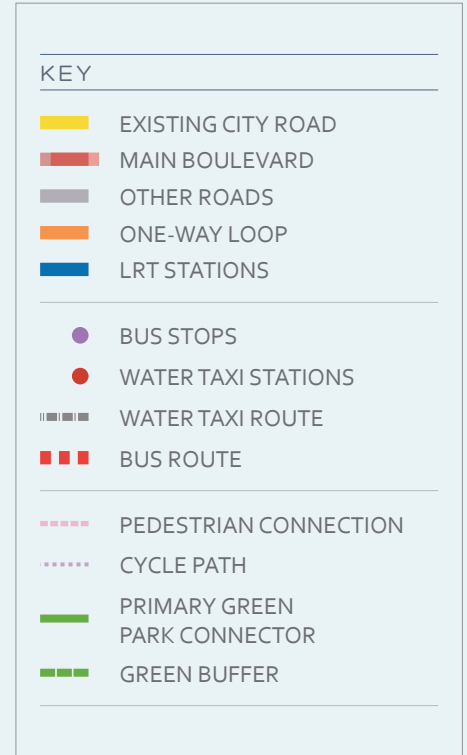
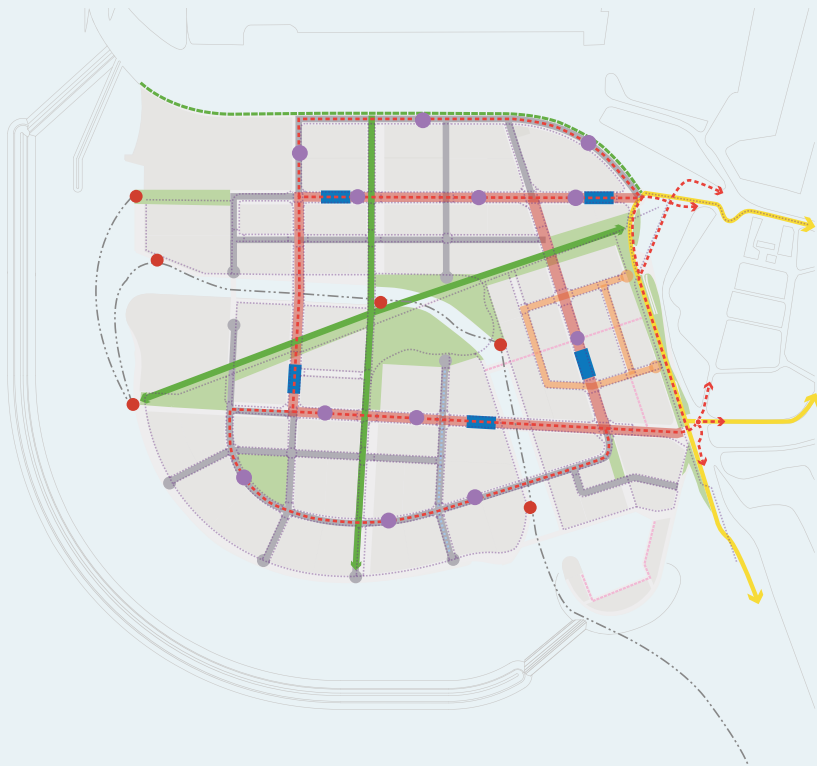


CONVENTION CENTRE & HOTEL

- Dedicated World Class Exhibition and Convention Center providing between 20,000 – 30,000sqm of dedicated event space. Adjacent to which is a 275+ key luxury hotel.

SUSTAINABILITY IN PORT CITY COLOMBO

IN THE HEART OF THE CITY, NATURE'S BEAUTY FINDS A HOME: OUR COMMITMENT TO SUSTAINABILITY & ESG PRINCIPLES



SUSTAINABILITY INCENTIVES



ENGAGED WITH RENOWNED INTERNATIONAL AND LOCAL CONSULTANTS





PORT CITY
COLOMBO

REGULATORY AUTHORITY
Colombo Port City Economic Commission

PRIMARY DEVELOPER
CHEC Port City Colombo (Pvt) Ltd



SCAN FOR MORE INFORMATION

LEVEL 30, ONE GALLE FACE TOWER, NO 1 A, CENTRE ROAD, GALLE FACE, COLOMBO 02, SRI LANKA
TEL: +94 11 233 5141 | EMAIL: enquiry_cpcc@chec.lk
www.portcitycolombo.lk

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