



PORT CITY
COLOMBO

THE GATEWAY TO SOUTH ASIA

A CATALYST FOR ECONOMIC TRANSFORMATION IN SRI LANKA AND THE REGION



AIR COVERAGE ZONES

- WITHIN 1 HR FLIGHT
- WITHIN 2 HR FLIGHT
- WITHIN 3 HR FLIGHT
- WITHIN 4 HR FLIGHT

A STRATEGIC LOCATION

SHIPPING ROUTES EUROPE TO ASIA SHIPPING ROUTE LOGISTICS HUBS

COLOMBO'S CONNECTIVITY NETWORK



STRATEGIC LOCATION

- Colombo Port Ranked 1st in South Asia, 22nd Worldwide (WB, SA&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



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 & Singapore Free Trade Agreements
- Asia-Pacific Trade Agreements
- Ongoing: RCEP Membership & FTA with Thailand



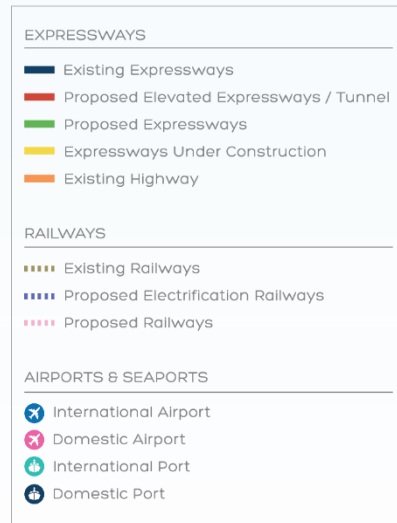
AGILE TALENT

- 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



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



PORT CITY COLOMBO

SRI LANKA'S LARGEST PPP PROJECT SET TO BE THE REGIONAL FINANCIAL CENTER OF THE FUTURE



An Opportunity to Shape Your Own Business and Lifestyle in a Master Planned New City



South Asia's Special Economic Zone, New Financial Center, Global Trade Hub



269HA
EXTENSIONS OF COLOMBO'S CENTRAL BUSINESS DISTRICT (CBD)



178HA
OF CLEAN TITLE LAND FOR CITY DEVELOPMENT



91HA
OF PUBLIC SPACE



5 DISTINCT PRECINCTS



TOTAL GFA
6.4MN
SQM



101HA
SWIMMING LAGOON



US\$
15BILLION
INVESTMENT



WITH AN EXPECTED CITY POPULATION OF
273,000



CREATING
143,000
NEW JOBS

PWC ECONOMIC IMPACT ASSESSMENT



ECONOMIC VALUE ADDITION
+USD 19.2 BN
DURING CONSTRUCTION
+USD 13.7 BN
\$650 PER CAPITA WHEN
OPERATIONAL



FOREIGN DIRECT INVESTMENTS
USD 14.1 BN
FOR DEVELOPMENT



BALANCE OF PAYMENTS
+USD 6.0 BN
PA ONCE OPERATIONALISED



EMPLOYMENT DURING
CONSTRUCTION
464,600
LOCAL JOBS



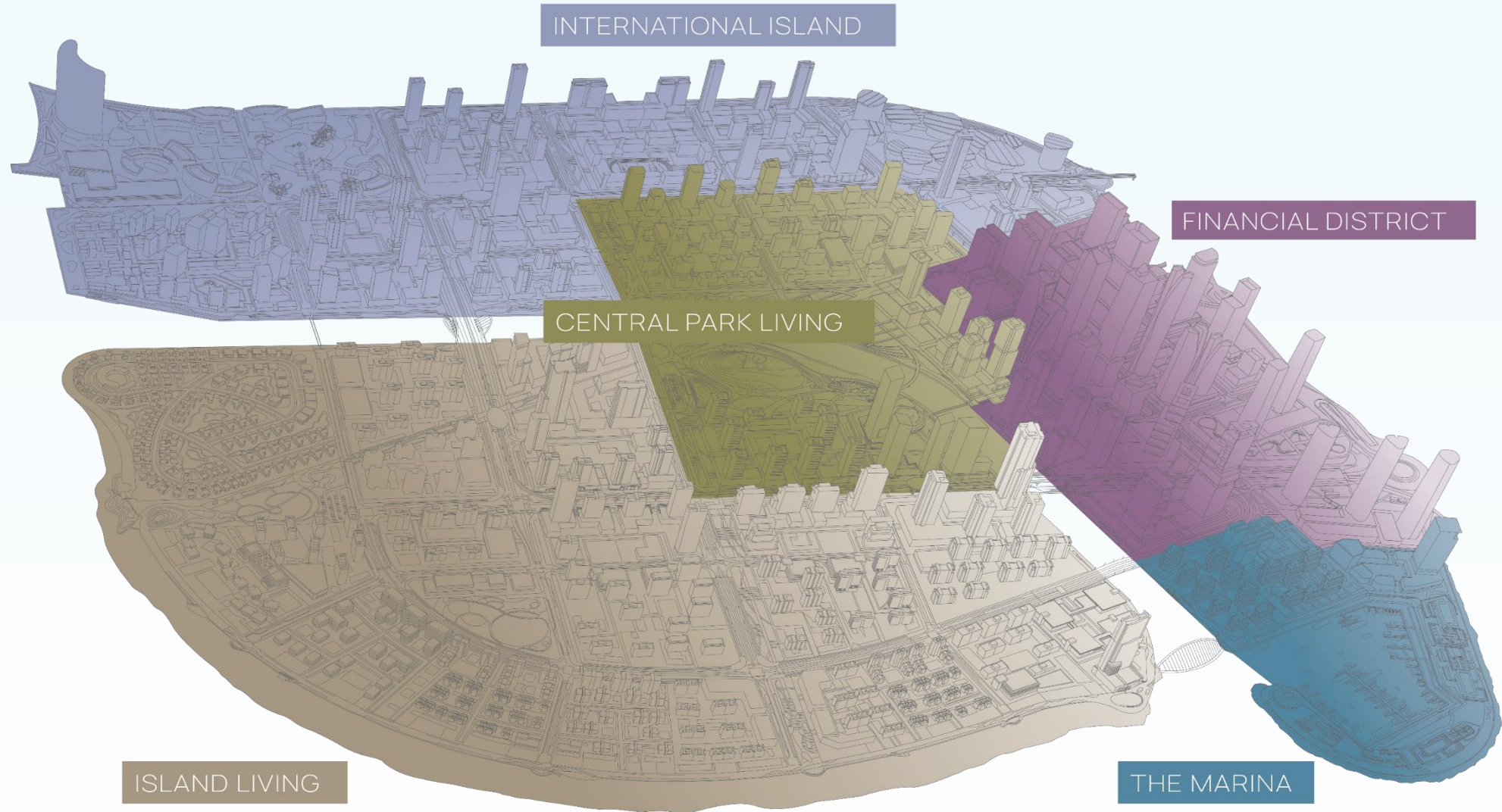
EMPLOYMENT DURING
OPERATIONS
143,375
JOBS



GOVERNMENT REVENUE
USD 2.0 BN
FROM LAND LEASES
BOOST TO INDIRECT TAXES FROM
SUPPLY CHAIN

Port City offers a platform for Sri Lanka to drive immediate economic recovery by attracting largescale multinational businesses who rely on global/regional demand for goods & services.

DISTINCT PRECINCT PERSONALITIES



USD 1.4 Bn INVESTED ON INFRASTRUCTURE TODATE

UTILITY NETWORK



Power line and Substations are ready for test. Port City Colombo Power Network will Connect to National Grid June , 2024



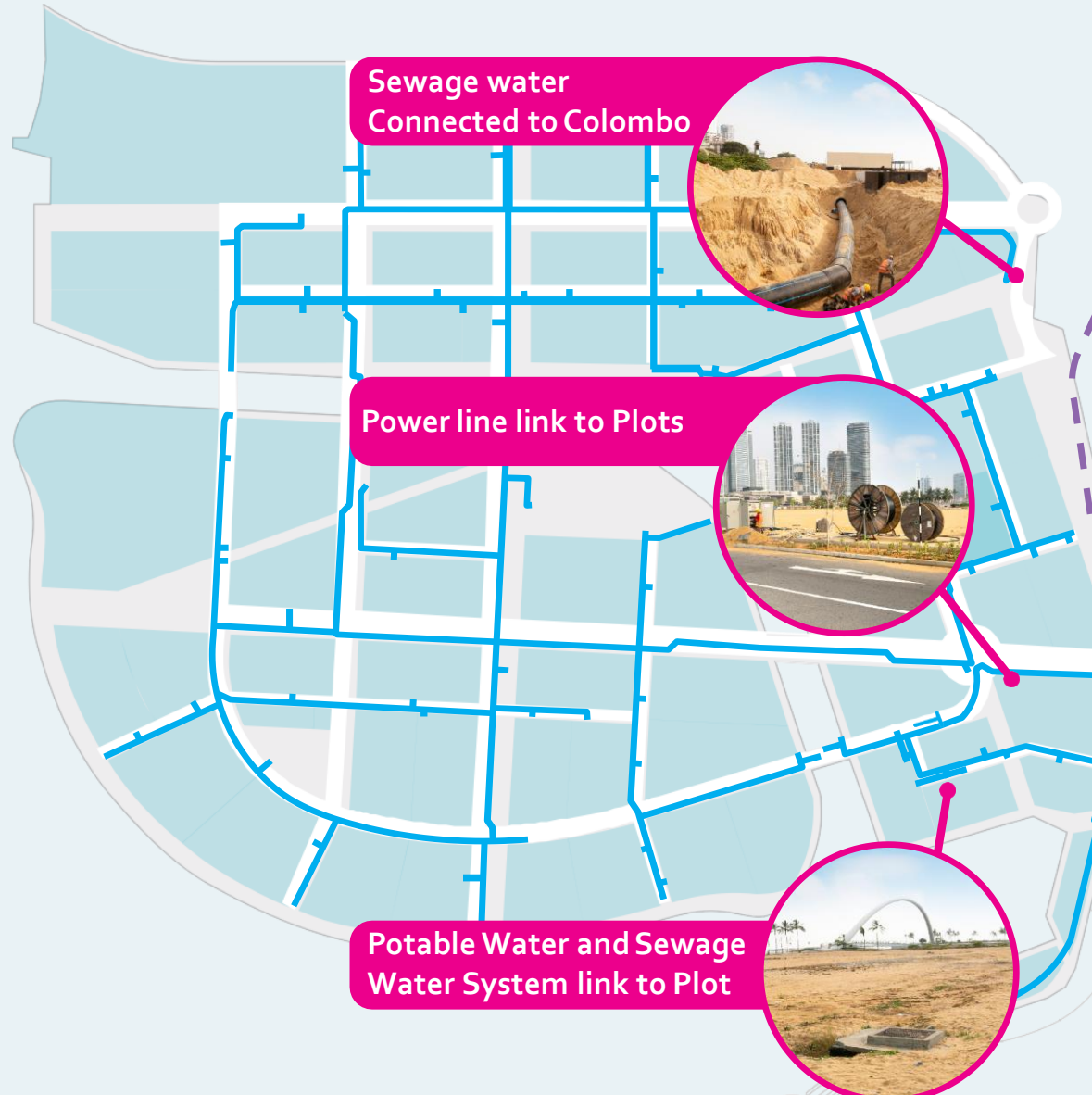
The potable water system of Port City Colombo will be connected to Colombo water network by Q3/Q4 2024 (South)



The sewage water system of Port City Colombo will be connected to Colombo sewage network by Q3/Q4 2024.



The Top 2 Telecommunication Operators in Sri Lanka are set to provide services in Port City, with infrastructure ready to connect to the Plot.



PROGRESSIVE POLICY DRIVEN ECONOMICALLY RING-FENCED CITY BY THE SEA

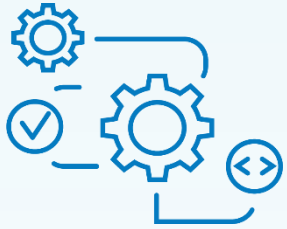


In 2021, The Colombo Port City Economic Commission Act, No. 11 of 2021 (**Port City Act**)” was approved by Government of Sri Lanka.

Port City Colombo gained legal status to operate and function as a **Special Economic Zone (SEZ)**

Colombo Port City Economic Commission was established as the sole GoSL entity to control to control risks, grant exemptions or incentives, and enhance ease of doing business in PCC

SEZ THRUST SECTORS



IT/ITES (IT-ENABLED SERVICES)



FINANCIAL SERVICES



SHIPPING LOGISTICS AND MARITIME SERVICES



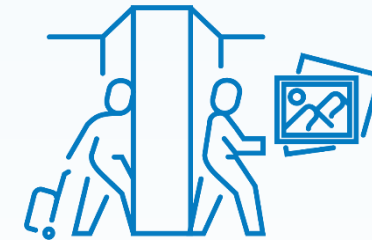
PROFESSIONAL SERVICES



CORPORATE HEADQUARTER OPERATIONS

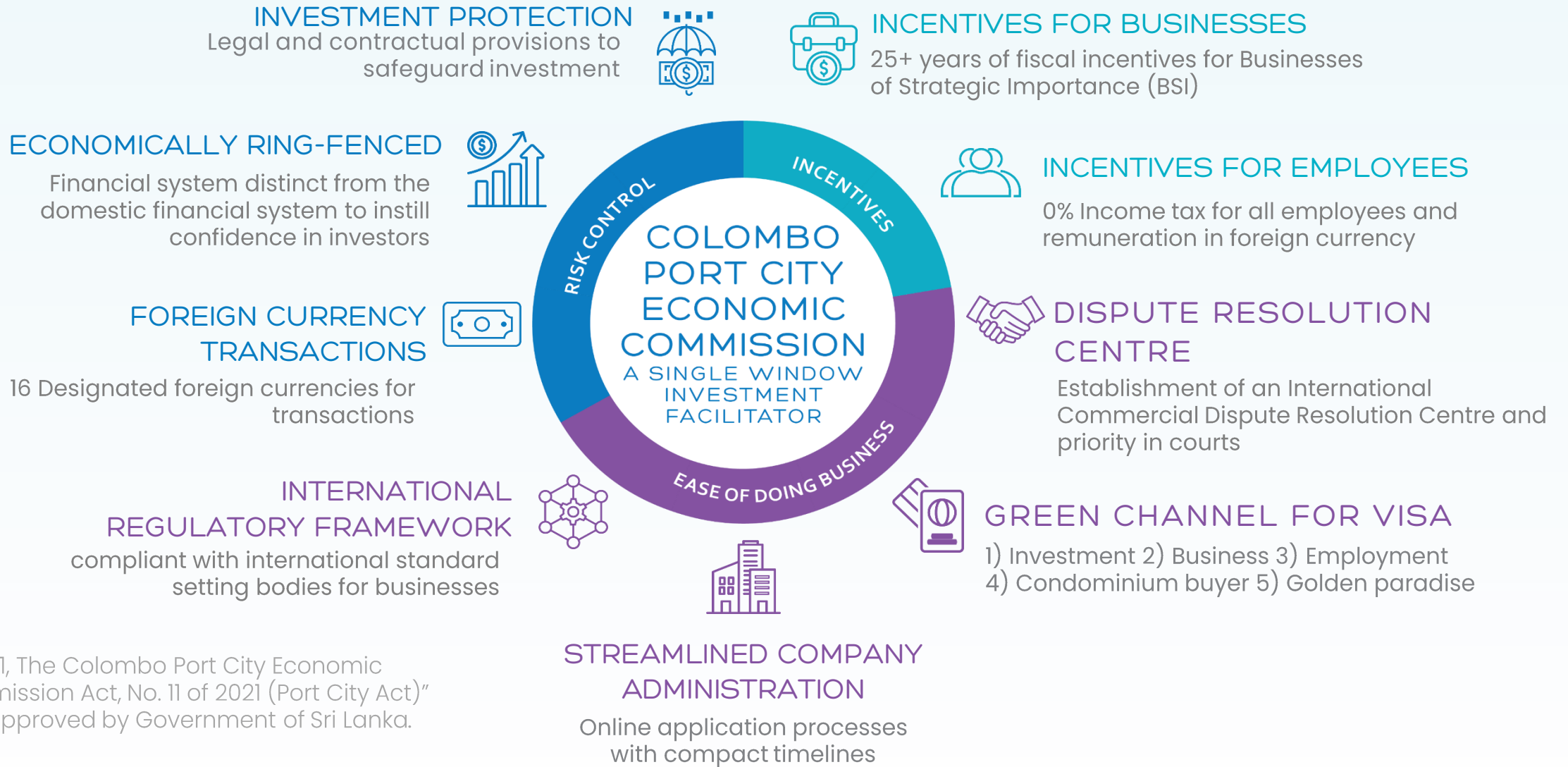


REGIONAL DISTRIBUTION OPERATIONS



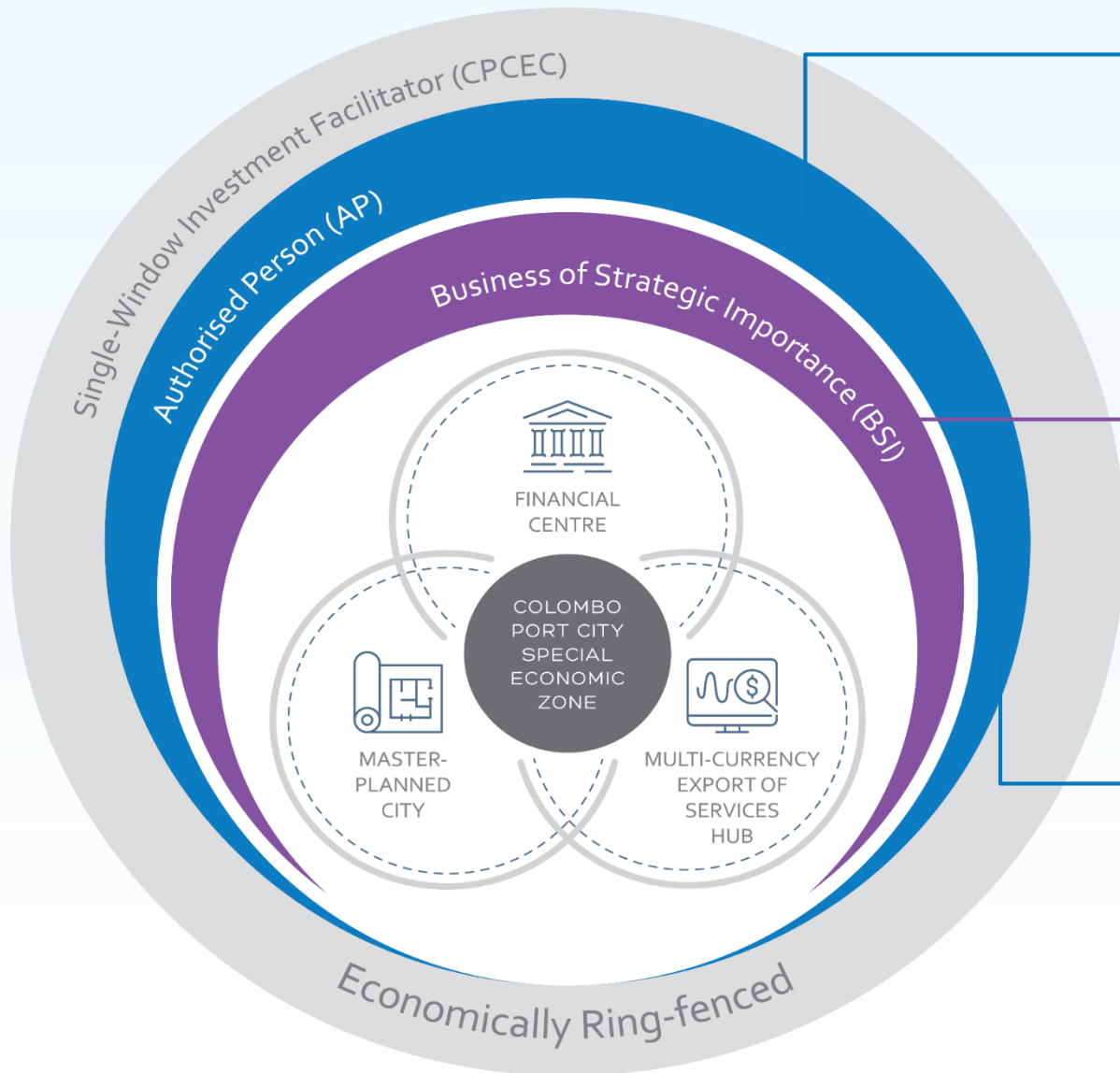
TOURISM

FIRST MULTI SERVICES SEZ






In 2021, The Colombo Port City Economic Commission Act, No. 11 of 2021 (Port City Act) was approved by Government of Sri Lanka.

LAYERED LEGAL OVERVIEW



KEY AP INCENTIVES

 <p>Green visa channel for 5-10 years (eligible for spouse & children)</p>	 <p>Foreign currency remuneration for employees</p>	 <p>0% personal income tax</p>
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KEY BSI INCENTIVES

 +  <p>Primary BSI (up to 25 years 0% tax + subsequent 10 years 50% tax relief)</p>	 <p>Secondary BSI (up to 25 years 0% tax)</p>
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KEY AP BENEFITS

 <p>100% foreign ownership</p>	 <p>Freely transact in 16 designated foreign currencies</p>	 <p>100% profit & capital repatriation</p>
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WHICH BUSINESSES CAN BE CLASSIFIED AS BUSINESSES OF STRATEGIC IMPORTANCE (BSI)
AND ARE ELIGIBLE FOR 25+ YEARS OF TAX EXEMPTIONS OR INCENTIVES?



BUSINESSES OF STRATEGIC IMPORTANCE (BSI)



Primary Investors

Real Estate Investments



Real Estate Development





Real Estate Operations



QUALIFYING CRITERIA

Satisfy one of the following criteria;

 <p>Minimum investment</p> <p>USD 100 Mn per land plot</p>	 <p>Minimum investment</p> <p>USD 25 Mn for the marina or social infrastructure land plots</p>
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Corporate Income Tax Holidays

0%

For up to 25 years

+

Concessionary Corporate Income Tax Rate

50%

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




OR

Enhanced Capital Allowances

300%

Of Investment in depreciable assets as an alternative to tax holiday and concessionary rate

EXEMPTION FROM OTHER TAXES

 <p>0%</p> <p>Sales taxes (VAT)</p>	 <p>0%</p> <p>Dividend Income Tax</p>	 <p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p>
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Secondary Investors

Eligible business activities



Global and regional economic activities in international trade



Shipping logistics operations, Regional distribution operations



Information technology & Business process outsourcing



Tourism and other ancillary services, Entertainment



Urban amenity operations in the settlement of a residential community



Corporate headquarter operations



Offshore banking and finance



Innovation, Entrepreneurship



Generation of employment opportunities



Sustainable development



Corporate Income Tax Holidays

0%
for up to 25 years

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 and social development in Sri Lanka for creating an international financial centre

EXEMPTION FROM OTHER TAXES



0%

Sales taxes (VAT)



0%

Dividend Income Tax



0%

Customs duty and other border tariffs (CESS and PAL)

COLOMBO INTERNATIONAL CONTAINER TERMINALS

LAND USE

- COMMERCIAL
- TRANSIT ORIENTED DEVELOPMENT
- MIXED USE
- RESIDENTIAL
- HOSPITALITY
- LEISURE ENTERTAINMENT
- CULTURAL / HEALTHCARE
- EDUCATION / HIGHER EDUCATION
- MARINA COMMERCIAL / FACILITIES
- OPEN SPACES (WATER FRONT)
- OPEN SPACES (PARKS & SQUARES)
- RECREATIONAL SPORTS FACILITY
- OPEN SPACES (BEACH)
- PUBLIC UTILITY
- PUBLIC FACILITY
- PUBLIC STREETS
- PROPOSED LRT
- PROPOSED LRT STATION

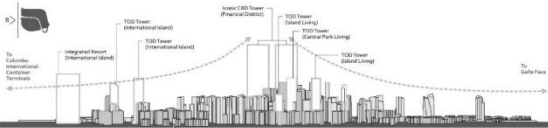
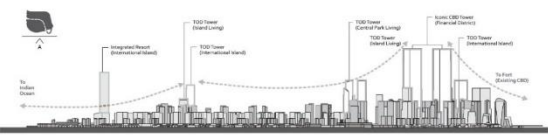
PLOT SPECIFICATION

- FLOOR AREA RATIO
- MAXIMUM HEIGHT



0 50 100 200 500

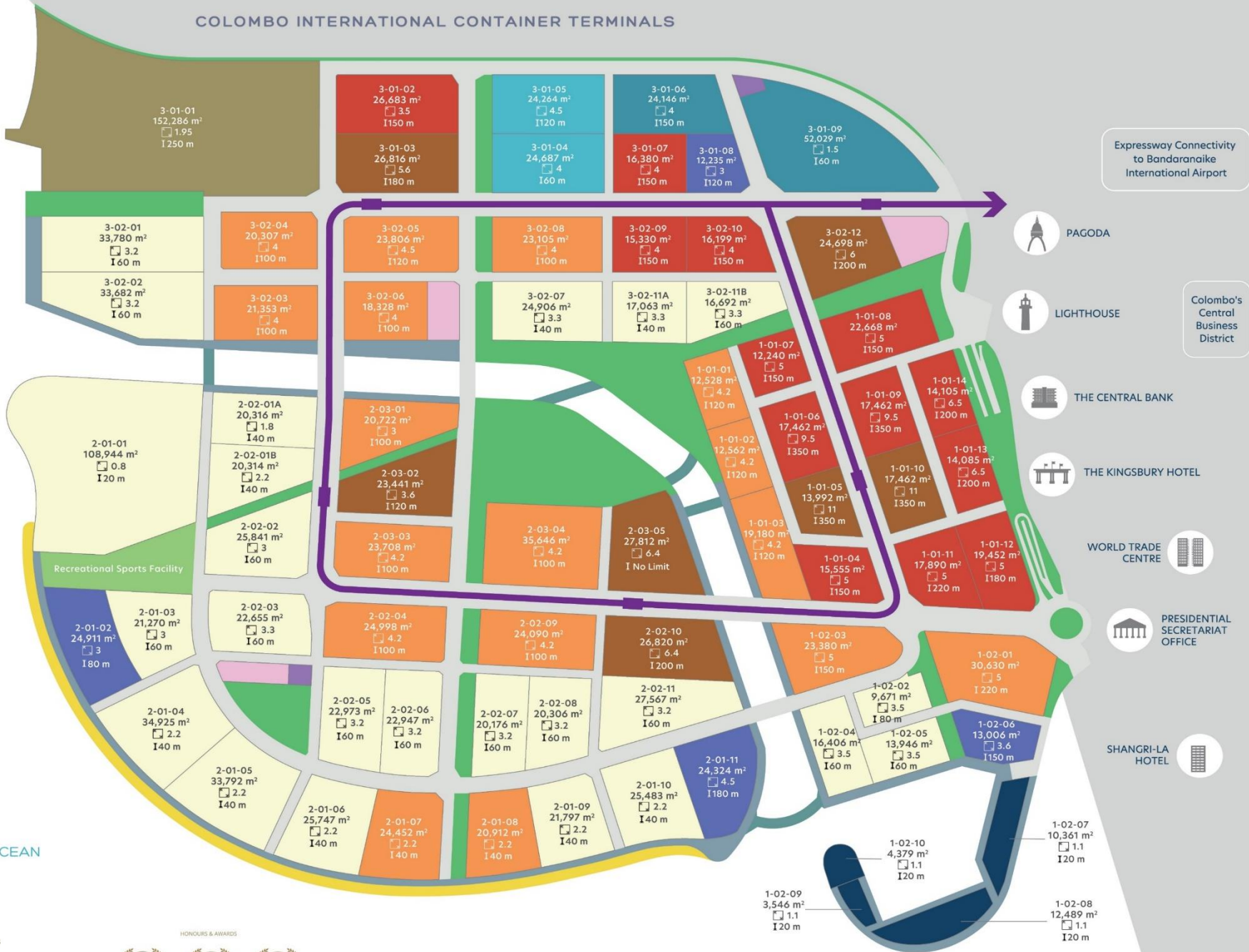
METRES



REGULATORY AUTHORITY

PRIMARY DEVELOPER

KEY CONSULTANTS



Expressway Connectivity to Bandaranaike International Airport

Colombo's Central Business District

WORLD TRADE CENTRE

PRESIDENTIAL SECRETARIAT OFFICE

SHANGRI-LA HOTEL

PAGODA

LIGHTHOUSE

THE CENTRAL BANK

THE KINGSBURY HOTEL

THE CENTRAL BANK

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THE CENTRAL BANK

THE KINGSBURY HOTEL

5-YEAR STRATEGIC PLOT ROLL OUT



INTEGRATED RESORT

- Plot: 15.2 ha (37.6 acres), GFA : 296,956 m²
- Luxury Hotel, Casino, Indoor & Outdoor Amusement Parks, Retail & Entertainment offerings



LUXURY BEACH VILLAS

- Plot: 10.9 ha (26.9 acres)
- GFA : 87,155 m²
- 90 luxury villas with top tier amenities and views of lush landscaped areas, urban waterways and the Indian Ocean



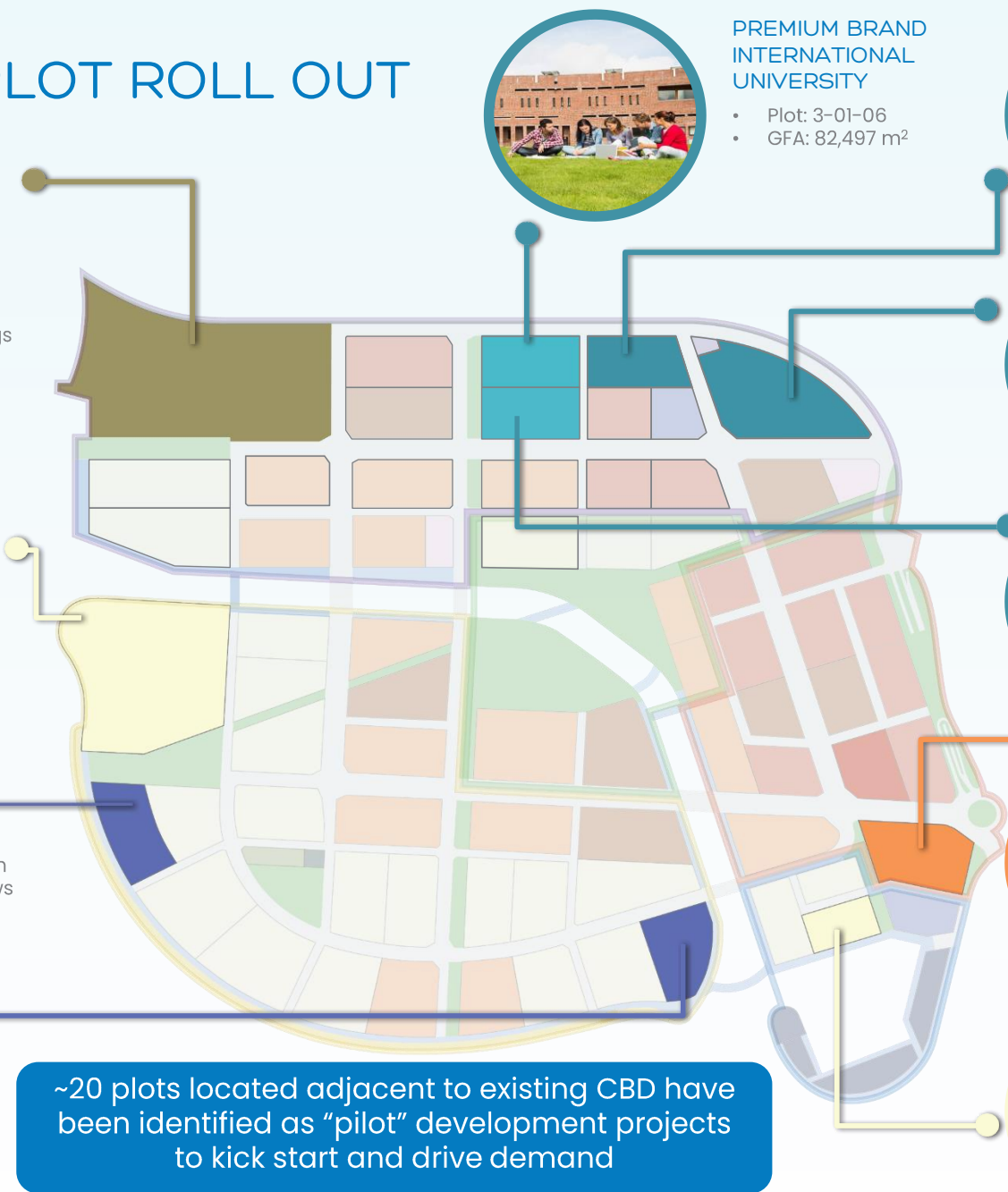
LUXURY BEACH FRONT RESORT HOTEL

- Plot: 2.5 ha (6.2 acres)
- GFA: 74,733 m²
- First of its kind resort in Colombo, with exclusive beach access and unobstructed views of the Indian Ocean



ICONIC HOTEL

- Plot: 2.4 ha (6.0 acres)
- GFA: 109,458 m²
- Luxury International chain branded hotel & suites with beach access



PREMIUM BRAND INTERNATIONAL UNIVERSITY

- Plot: 3-01-06
- GFA: 82,497 m²



MEDICAL TOURISM FOCUSED INTERNATIONAL HOSPITAL

- Plot: 2.4 ha (6.0 acres)
- GFA: 96,584 m²
- Capacity: 500+ beds



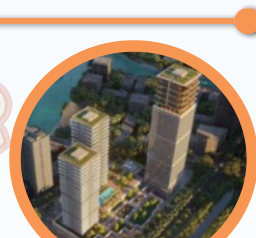
INTERNATIONAL CONVENTION CENTRE

- Plot: 52,029 m² + 12,235 m²
- GFA: 78,044 m² + 36,705 m²
- Capacity: 33,000 m² of event spaces + 450 key business hotel



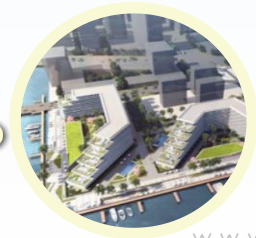
PREMIUM BRAND INTERNATIONAL SCHOOL

- Plot: 2.5 ha (6.1 acres)
- GFA: 98,748 m²
- Capacity: ~1,000 students



COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFC)

- Plot: 3.1 ha (7.5 acres)
- GFA: 153,150 m²
- Flagship Office Tower
- Luxury Residential Apartments
- Duty Free Retail Mall
- Serviced Apartments



LUXURY RESIDENCE

- Plot: 1.4 ha (3.5 acres)
- GFA: 48,811 m²
- Luxury Residential Apartments overlooking the Marina and Indian Ocean

~20 plots located adjacent to existing CBD have been identified as "pilot" development projects to kick start and drive demand

CONCLUDED US\$ 200 MN OF LAND DEALS IN 2021



50% of the Marina District (4.4 Ha) was released to investors for development of an international luxury yacht marina and a 5 star city hotel

- US\$ 150+ mn development value
- Induced strong interest in neighbouring residential plots



The Colombo International Financial Centre is scheduled to break ground during 2024

- USD 500 mn investment commitment by an international consortium
- Comprising office & retail space, condominiums and serviced apartments across 250,000 sqm

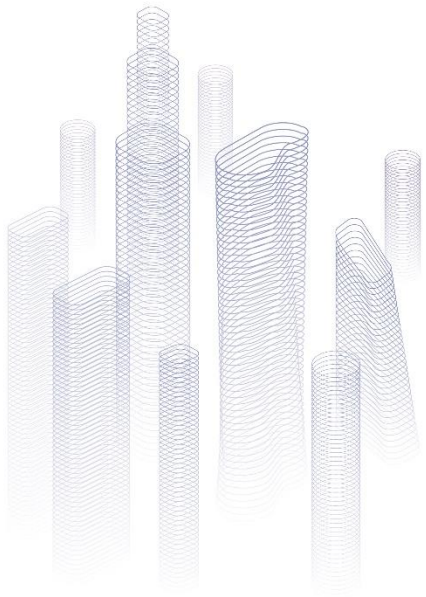
A down-town duty free store, in association with two leading international operators is slated for opening in early 2024



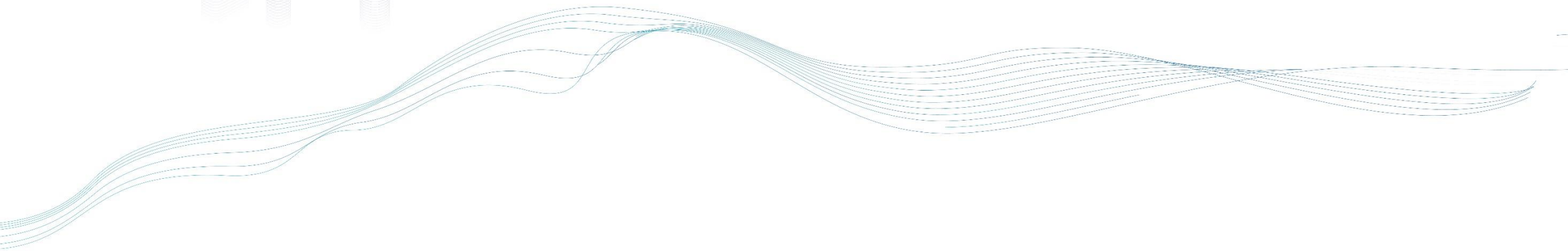
Gearing up to launch 90 Indian Oceanfront luxury villas spread across 10.8 Ha







SUSTAINABILITY



A NEW GREEN LUNG FOR COLOMBO



- Legend**
- Green corridor
 - ParkConnectors
 - Green Buffer
 - Pedestrian link to existing city
 - Boulevard with LRT
 - Activated Edges
 - LRT Station
 - Open Space (Waterfront)
 - Open Space (Beach)
 - Key Node/Destinations
 - Landmark
 - Vantage Point
 - Financial District
 - The Marina District
 - Central Park Living District
 - Island Living District
 - International Island District



A MASTER PLANNED GREEN CITY

The masterplan promotes eco-friendly development through green infrastructure, green spaces, sustainable design, renewable energy, and energy-efficient building standards



INCENTIVES

An increase of up to 5 % of Gross Floor Area (GFA) for developers meeting landscaping & sustainable construction prerequisites



MASTER TRANSPORT STRATEGY

Prioritizes non-motorised transport, encouraging walking and cycling through shaded walkways, green canopies, and an integrated LRT system

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

BRIDGING BOUNDARIES
LIMITLESS POSSIBILITIES

Scan for more information



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