



PORT CITY
COLOMBO

INVESTMENT
OPPORTUNITIES



BRIDGING BOUNDARIES
LIMITLESS POSSIBILITIES

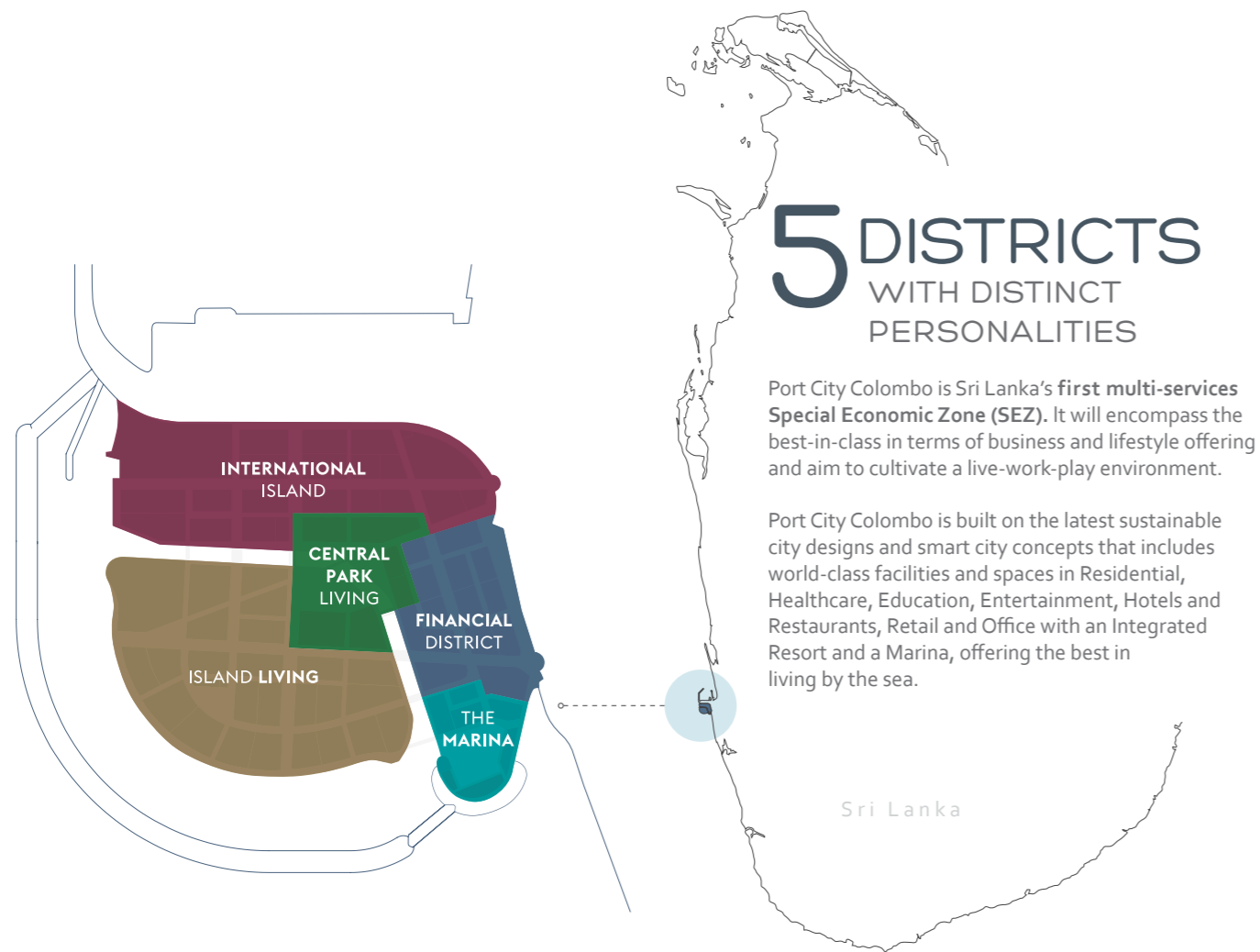


PORT CITY COLOMBO

Port City Colombo is a visionary multi-billion dollar FDI-funded world-class city development built as an international multi services Special Economic Zone (SEZ), regional financial center and business hub strategically located in the heart of South Asia – Sri Lanka. With an expected overall investment of US\$15Bn on completion, the project spans 269 Ha of reclaimed land and will be transformed into a Modern, Green, Smart City enabling the exceptional in business, lifestyle and community. The City is estimated to have 6.4Mn m² of built-up space and an estimated population of 273,000.

A Public Private Partnership with the Government of Sri Lanka and CHEC Port City Colombo (Pvt) Ltd, it is poised to redefine Sri Lanka's economic and societal landscape. Positioned as the gateway to South Asia, it offers a unique combination of global investment opportunities, attractive fiscal and non fiscal benefits, international business environments, world-class infrastructure, and sustainable yet cosmopolitan living.

PORT CITY COLOMBO



PORT CITY COLOMBO IS SRI LANKA'S FIRST MULTI SERVICES SPECIAL ECONOMIC ZONE

KEY BENEFITS INCLUDE:

- Single Window Facilitation by the Colombo Port City Economic Commission
- Exemptions granted under The Foreign Exchange Act, No.12 of 2017, to **enhance mobility of capital**
- **100% foreign ownership** is granted for businesses
- Employees to be **remunerated in foreign currency** and **0% tax on employment income**
- **Visas of 5-10 years** for investors, businesses, employees, and residents, **including eligibility for spouses and dependents**
- **Investment protection mechanisms** through law and contracts
- A dedicated **International Alternate Dispute Resolution Center**
- **25+ year tax incentives and exemptions** available for Businesses of Strategic Importance
- **Freely transact** in 16 designated foreign currencies
- **No cap** on foreign employment

PORT CITY COLOMBO IN NUMBERS

US\$
15BILLION
INVESTMENT



WITH AN EXPECTED
CITY POPULATION OF
273,000

TOTAL GFA
6.4Mn SQM



CREATING
143,000
NEW JOBS

269HA
EXTENSION OF
COLOMBO'S CBD



178HA
MARKETABLE
LAND

5
DISTINCT
PRECINCTS

91HA
OF PUBLIC SPACE



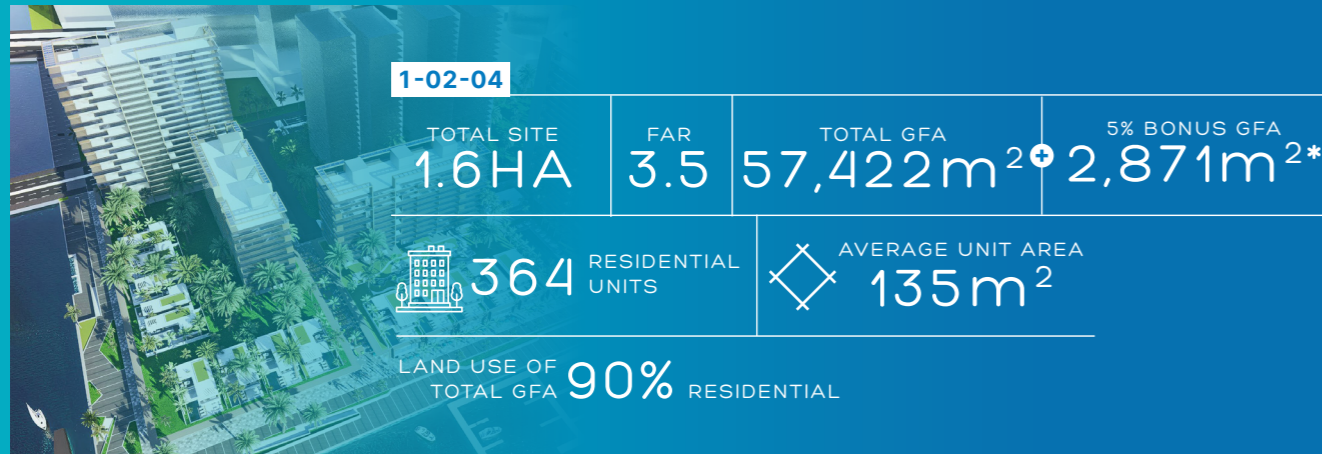
40HA
INCLUDING GREEN
SPACES & BEACH



101HA
SWIMMABLE LAGOON

LUXURY MARINA RESIDENCES

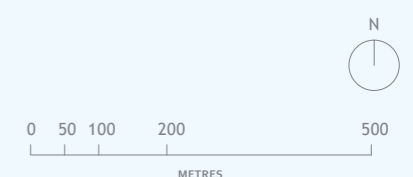
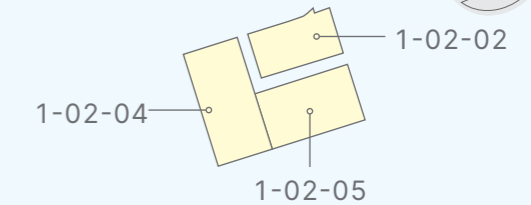
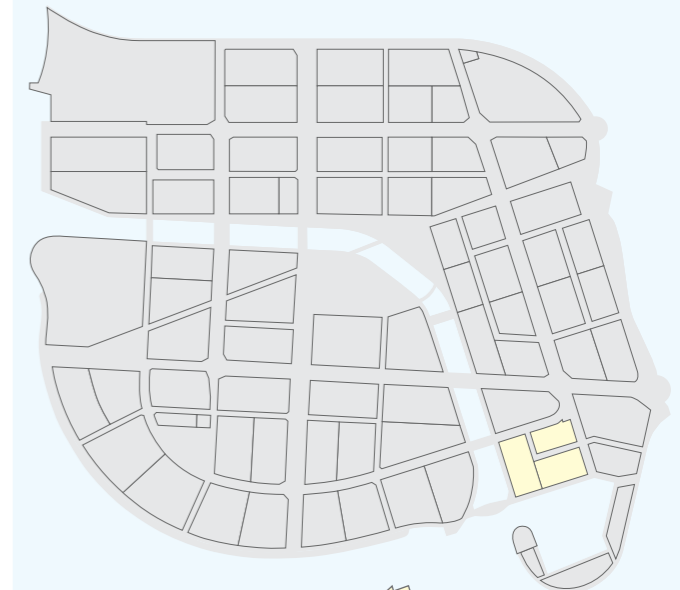
Our palatial Luxury Marina Residences showcase upscale amenities, luxurious comfort, and spectacular ocean views



*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

- At the Luxury Marina Residences, residents can select their upscale home from a variety of designs to suit their needs and preferences. All residences will present panoramic views of the exquisite Marina and the Indian Ocean.'
- The residences are located within close proximity to the south ingress of Port City Colombo, hotels, various entertainment venues, restaurants, bars, public parks, squares, retail outlets, and more. Residents will also be able to conveniently access other landmarks in the Marina District, including the Luxury Yacht Marina, the Marina Promenade, and other neighboring precincts using our well-connected public transport system.
- These residences are planned across three exclusive developments on three dedicated land parcels, catering to diverse investment preferences.
 - The adjacent plot 1-02-04 can be developed in synergy with the current plot for marina residence
 - The plot 1-02-05 is directly adjacent to the yacht wharf, with excellent port landscape vision and a distant view of the Indian Ocean
 - The plot 1-02-02 has excellent views of Colombo city and direct access to the main boulevard.
- Their strategic locations ensure you enjoy convenient proximity to the Bandaranaike International Airport; just 25 minutes away.
- Within walking distance to the beach, yacht marina and golf course.



ICONIC HOTEL

Presenting luxury at its finest, with opulent dining and panoramic views at a waterfront hotel

TOTAL SITE 2.4HA	FAR 4.5	TOTAL GFA 109,459m²	5% BONUS GFA +5,473m²*
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TOTAL KEYS 519	AVERAGE UNIT AREA 50m²
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LAND USE OF TOTAL GFA

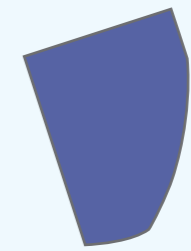
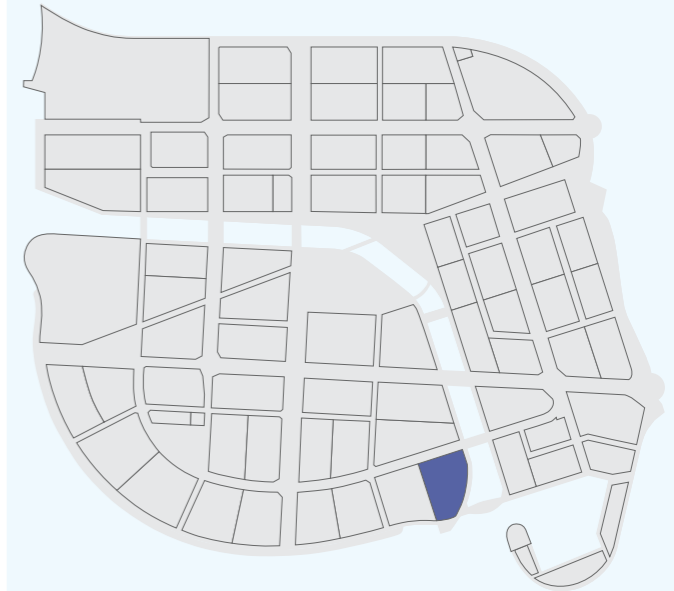
60% HOTEL	40% RESIDENTIAL AND/ OR RETAIL
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*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

- The Iconic Hotel is a luxurious waterfront establishment offering world-class amenities and services to those visiting Island Living, Port City Colombo's coastal precinct.
- Located by the island's vibrant beach, guests at the Iconic Hotel enjoy an uninterrupted view of the Indian Ocean, making it the ideal location for a tropical getaway.
- Parks, restaurants and recreational spaces woven in to a prime residential area provide many opportunities to explore the area, with interconnecting cycling trails and walking paths making for easy accessibility.
- Given the large plot size, ideal for a dual or multi brand hotel concept
- Opportunity exists to extend offering to manage residences in the adjoining plot
- Potential for a brand new operator with world-class offerings built to new and sustainable standards



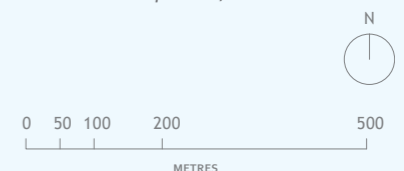
2-01-11

USD
20Mn
ANNUAL EBITDA

USD EQUITY IRR
15.3%

USD
180Mn
INVESTMENT

(This figure is based only on 60% of GFA being utilized for hotel development)



LUXURY BEACHFRONT RESORT

Showcasing an exotic locality and a tranquil ambiance, the Luxury Beachfront Resort exudes serenity, whilst providing the utmost idyllic escape in Colombo.

TOTAL SITE	FAR	TOTAL GFA	5% BONUS GFA
2.5HA	3	74,734m ² +	3,737m ² *

TOTAL KEYS	AVERAGE UNIT AREA
319	56m ²

LAND USE OF TOTAL GFA

60% HOTEL

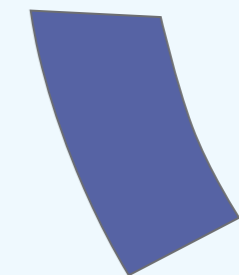
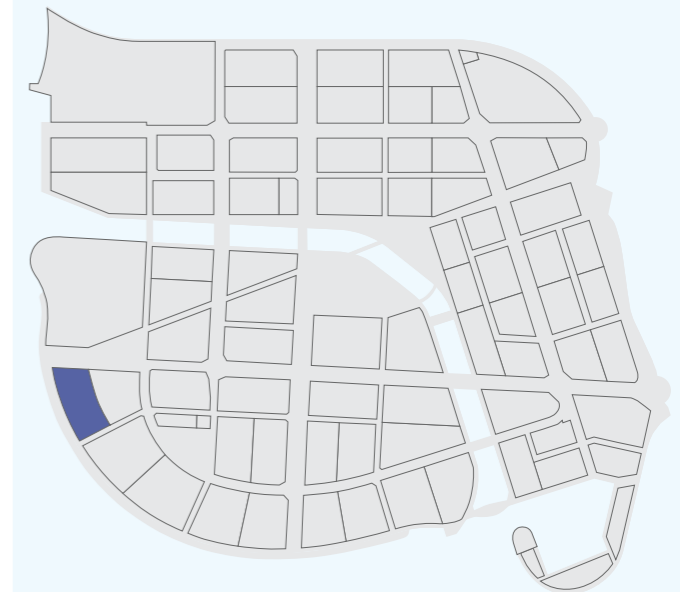
40% RESIDENTIAL AND/ OR RETAIL



*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

- Being the only luxury beachfront resort in Colombo, this property is set to be the epitome of indulgent comfort and signature hospitality
- Each room presents a unique ocean view and is equipped with state-of-the-art technology and amenities to guarantee a luxurious stay.
- Patrons can indulge in delectable dining experiences at the resort's restaurants, enjoying an array of distinct cuisines.
- Elegant bars provide a charming, classic ambience where patrons can delight in a variety of cocktails. The resort includes a beach that provides the perfect setting for guests to take a refreshing dip in the Indian Ocean.
- Access to a unique and fledging marine ecosystem with sought-after water based recreational amenities and facilities
- Located in the Island living district- surrounded by premium villa developments and luxury residential developments, providing peaceful surroundings and beach frontage
- Investors will also have the opportunity to create a unique architectural design that will set the resort apart as one of the flagship hospitality developments at Port City Colombo
- Guests will have access to a 101 Ha swimmable lagoon
- Sri Lanka's appeal as a destination with its own natural beauty and historical sites both coastal and inland in relatively close proximity also helps distinguish itself from its regional peers

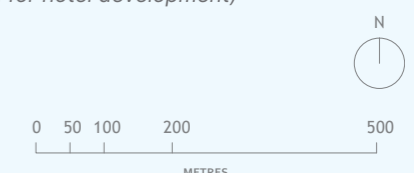


2-01-02

USD
14Mn
ANNUAL EBITDA

USD
140Mn
INVESTMENT

(This figure is based only on 60% of GFA being utilized for hotel development)



WATERFRONT MIXED USE DEVELOPMENT

Located at the heart of the exquisite Marina District, the Waterfront Mixed Use Development is a high-value land plot showcasing incredible views of canal, financial district, and luxury yacht marina.

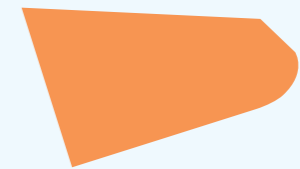
TOTAL SITE 2.3HA	FAR 5	TOTAL GFA 116,902m² +	5% BONUS GFA 5,845m²*
TOTAL UNITS 515	AVERAGE UNIT AREA 130m²		
GRADE A OFFICE SPACE 16,380m² LEASABLE AREA		GRADE A RETAIL SPACE 23,887m² LEASABLE AREA	



*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

- Demonstrating incredible locality and direct connectivity, this land plot allows for an iconic Waterfront Mixed Use Development inclusive of luxury residences, Grade A office spaces, and retail outlets
- Located along the canal promenade, the Waterfront Mixed Use Development land plot will provide direct access to the luxury yacht marina, the first of its kind in South Asia, which will feature exclusive lifestyle and retail offerings
- Situated adjacent to one of Port City Colombo's connecting roundabouts, with direct access to Port City Colombo's Financial District and Colombo's existing CBD
- Enjoy exquisite views of the canal, the Indian Ocean, the bustling Financial District landscape, and the marina.
- This development Showcases high investment potential, with the flexibility to go up to 85% residential units



1-02-03

USD
12Mn
ANNUAL EBITDA

USD EQUITY IRR
23.4%

USD
283Mn
INVESTMENT



PREMIER COMMERCIAL DEVELOPMENT

This land plot, located in Port City Colombo's dynamic Financial District, allows for premium office spaces that are perfect for a commercial or technology establishment.

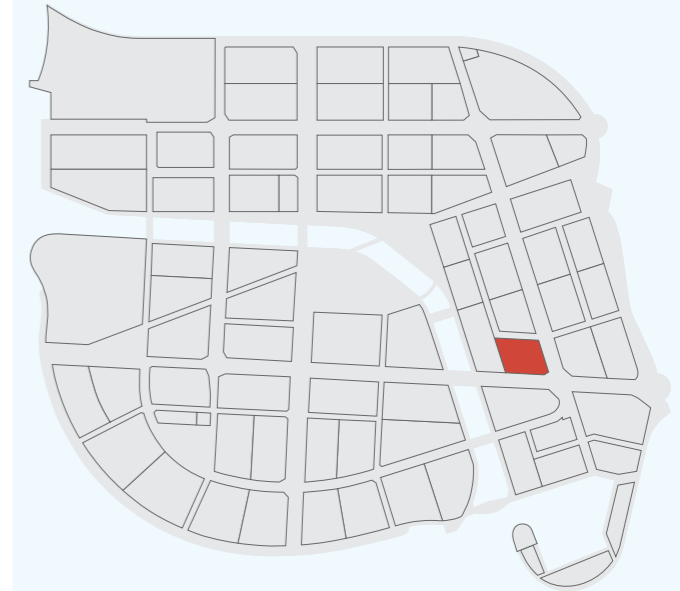
TOTAL SITE 1.6HA	FAR 5	TOTAL GFA 77,775m²	5% BONUS GFA 3,889m²*
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 GRADE A OFFICE SPACE
61,702m²
LEASABLE AREA

 GRADE A RETAIL SPACE
9,527m²
LEASABLE AREA

DEVELOPMENT SNAPSHOT

- This development grants you a coveted, multi-faceted perspective of Port City Colombo, surrounded by the hustle and bustle of the Financial District with the tranquil canal and marina just a 10-minute walk away.
- Located along one of Port City Colombo's major roadways, this land plot allows for a high-rise vertical structure of approximately 33 floors, featuring a mix of office and retail space.
- The Commercial Development will provide direct connectivity to Colombo's existing CBD and the proposed Port Access Elevated Highway, making this land plot the ideal location for a banking establishment or other businesses that engage in extensive corporate relations.



01-01-04

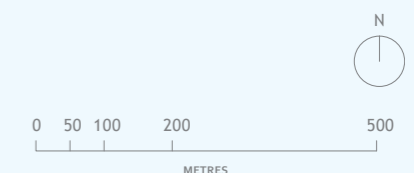
USD
19Mn
ANNUAL EBITDA

USD EQUITY IRR
16.4%



USD
159Mn
INVESTMENT

*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council



PREMIER COMMERCIAL DEVELOPMENT

A premier high-value commercial office land plot situated in one of the Financial District's most prime locations, with close proximity to Colombo's existing Central Business District.

TOTAL SITE	FAR	TOTAL GFA	5% BONUS GFA
1.4HA	6.5	91,552m ² +	4,578m ² *

GRADE A RETAIL SPACE
18,692m²
 LEASABLE AREA

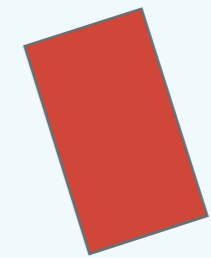
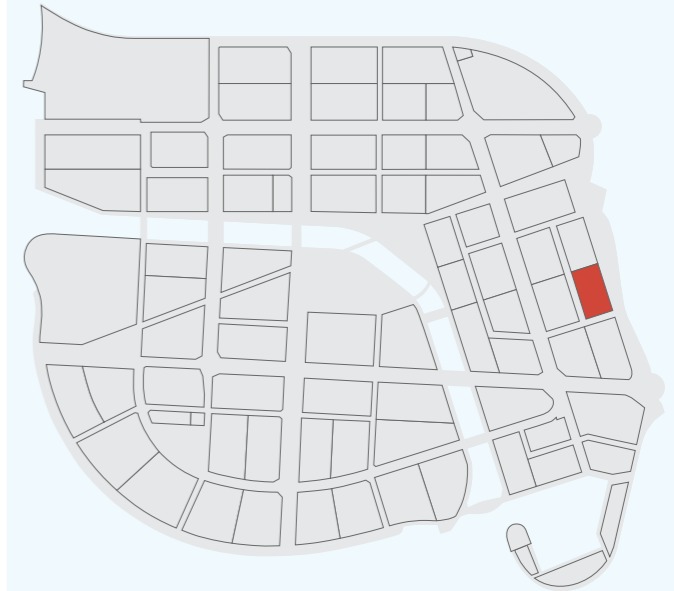
GRADE A OFFICE SPACE
64,087m²



*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

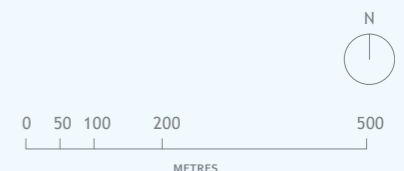
- This commercial land plot enables the development of premium office spaces at the heart of the Financial District
- Showcases proximity to the city's commercial and cultural landmarks including the Central Bank of Sri Lanka, the Presidential Secretariat Office, Shangri-La Colombo, and the Colombo Lighthouse and Pagoda
- Perfect for small-scale to moderate-scale regional corporates seeking to set up operations in a location with incredible connectivity



01-01-13

USD
23Mn
 ANNUAL EBITDA

USD
172Mn
 INVESTMENT



THE INTEGRATED RESORT AND THEME PARK

Set to be South Asia's lifestyle and entertainment hotspot, the Integrated Resort will present a thrilling assortment of immersive experiences ranging from a family theme park to gaming venue

TOTAL SITE 15.2HA FAR 1.95

TOTAL GFA 296,957m²

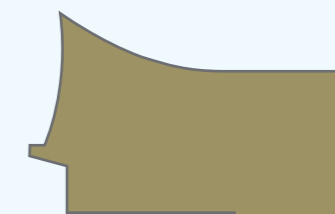
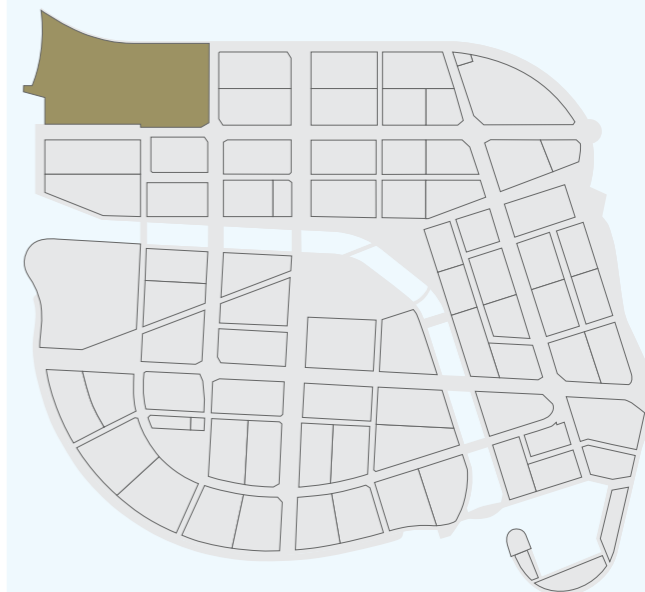
5% BONUS GFA 14,848m²*



*Provided the developer increases the landscaping quotient above the minimum plot requirement and attaining the highest rating from any green certification scheme registered with the World Green Building Council

DEVELOPMENT SNAPSHOT

- An epitome of luxury and leisure, the Integrated Resort is set to be a world-class hospitality destination, seamlessly blending the allure of a theme park, luxury accommodation, family-friendly facilities, a private beach, and a gaming venue.
- The International Island precinct, guests will be able to access a variety of attractive public spaces and amenities including premium retail, an exquisite golf course, an international hospital, and so forth.
- With a top-tier gaming operator onboard, the hotel offers unparalleled entertainment and best-in-class quality.
- Offshore positioning allows seamless transactions for tourists
- Robust investment protection guarantees
- Opportunity to secure a long term gaming license
- Exclusivity within Port City Colombo
- A \$1 Bn+ GGR opportunity, with property-wide revenues exceeding \$1.5Bn, backed by a rapidly growing base of wealth & income and the lack of world-class entertainment facilities in South Asia



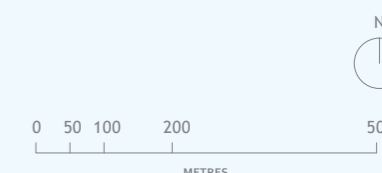
3-01-01

USD EQUITY IRR
+20%

STABILIZED EBITDA MARGIN
45%

USD
1.5-2Bn
INVESTMENT

PHASE 1 STARTING FROM
USD 500 MN



LANDMARK FACILITIES



COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFC)

Embodying commercial success in Colombo Port City Special Economic Zone's upcoming dynamic financial district

TOTAL SITE 3.1HA	FAR 5	TOTAL GFA 153,150m²
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 600+ LUXURY RESIDENCES	 220m GRADE A OFFICE TOWER
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 **23,000m²** GRADE A RETAIL SPACE (INCLUSIVE OF DUTY FREE OFFERING)

DEVELOPMENT SNAPSHOT

- CIFC functions as a strategic business hub housing top business and financial corporations. The centre encompasses luxury residences and office spaces with stunning ocean views and world-class amenities, offering an all-in-one destination where you can live, work, and do business.
- CIFC is an address of choice for global businesses within the South Asian region. Large-scale multinational corporations operating in key thrust sectors can look forward to exciting benefits including capital appreciation and long-term foreign exchange returns.
- CIFC is supported by an economically ring-fenced system within the Colombo Port City Special Economic Zone, giving you the opportunity to expand your international investments and trade network. Hedge against global market changes through strict investment protection mechanisms and a progressive regulatory framework as you grow your business at CIFC.
- CIFC's office spaces and condominiums integrate modern architecture and sustainable principles creating spaces where you can enjoy a well-balanced lifestyle in the heart of Colombo.



1-02-01

MARINA HOTEL

An urban hideaway in the heart of The Marina, Port City Colombo's entertainment district

TOTAL SITE 1.3HA	FAR 3.6	TOTAL GFA 46,821 m²
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DEVELOPMENT SNAPSHOT

- The Marina Hotel provides guests a luxurious stay in Port City Colombo's central entertainment hub, The Marina precinct.
- Hotel is located within the vicinity of the luxury yacht marina, beach, golf course, main art galleries, clubhouses, high-end retail boulevards, local restaurants, and recreational spaces, enabling guests to enjoy shopping, dining, or a relaxing experience just a few minutes' away.
- A short 25-minute drive from the Bandaranaike International Airport, The Marina Hotel is an oasis of exclusivity and tranquility, showcasing stunning panoramic views of the Indian Ocean, and exceptional hospitality.



1-02-06

 TOTAL KEYS
350

 AVERAGE UNIT AREA
45m²

LUXURY YACHT MARINA

The Luxury Yacht Marina presents an exciting yacht culture with its assortment of vibrant sunset bars, beachside restaurants, retail offerings, and more.

DEVELOPMENT SNAPSHOT

- The Luxury Yacht Marina, the first of its kind in South Asia, allows visitors to make the most of Sri Lanka's year-round tropical climate.
- Apart from yachting, visitors can spend their time exploring a variety of seaside restaurants, sunset bars, retail destinations, and more in the vicinity, making the Luxury Yacht Marina an exuberant regional lifestyle hub.
- Embark on a sensational ocean-bound voyage at Port City Colombo's (PCC) Luxury Yacht Marina.



TOTAL SITE
3.1HA

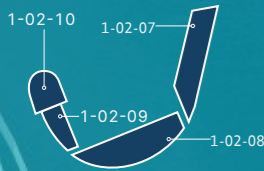
FAR
1.1

TOTAL GFA
33,853m²



250

BERTHING CAPACITY FOR
MID-TO-LARGE-SIZED
VESSELS



INTERNATIONAL HOSPITAL

Driving innovative medical solutions and cutting-edge technology at Sri Lanka's premier healthcare facility

DEVELOPMENT SNAPSHOT

- The International Hospital at Port City Colombo is a first-of-its-kind healthcare facility, offering world-class medical treatment for patients from across the globe.
- In partnership with a reputed international operator and global best practices, the investor aims to develop and operate a multi-million-dollar state-of-the-art hospital that provides excellent quaternary and tertiary care across cardiology, emergency medicine, neurology, and more, positioning Sri Lanka as a prominent South Asian destination for medical tourism.

Skill and technology transfer to the domestic healthcare system with the introduction of advanced procedures not widely available in the country coupled with a potential training facility to ensure a supply of pooled medical talent



3-01-06

TOTAL SITE
2.4HA

FAR
4

TOTAL GFA
96,584m²



500
BED FACILITY

EDUCATION CLUSTER

Broadening horizons of knowledge at an international standard education cluster

DEVELOPMENT SNAPSHOT

- Port City Colombo's premium-grade International School and University offer cutting-edge primary, secondary, and tertiary academic programmes.
- The University aims to foster educational excellence in Sri Lanka through internationally recognized diploma, undergraduate, and post-graduate degree programmers in subject areas such as business management, engineering, finance, information technology, and medicine supported by state-of-the-art technologies, facilities and learning tools.
- Additionally, the Education Cluster has a high international student population, allowing students to build cross-cultural networks in a low cost but high quality of living environment.
- Will enhance and create a talent pipeline that will revitalize some of the key thrust sectors within the area of authority
- 25 minutes' drive to Bandaranaike International Airport (BIA) and access within a 5-hour flight radius to most major Middle Eastern, South East Asian and South Asian cities.



UNIVERSITY 3-01-05

TOTAL SITE 2.4HA	FAR 4.5	TOTAL GFA 109,188m²	3,000-4,000 STUDENT BODY (UNIVERSITY)
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SCHOOL 3-01-04

TOTAL SITE 2.5HA	FAR 4	TOTAL GFA 98,748m²	1,000 STUDENT BODY (SCHOOL)
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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

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