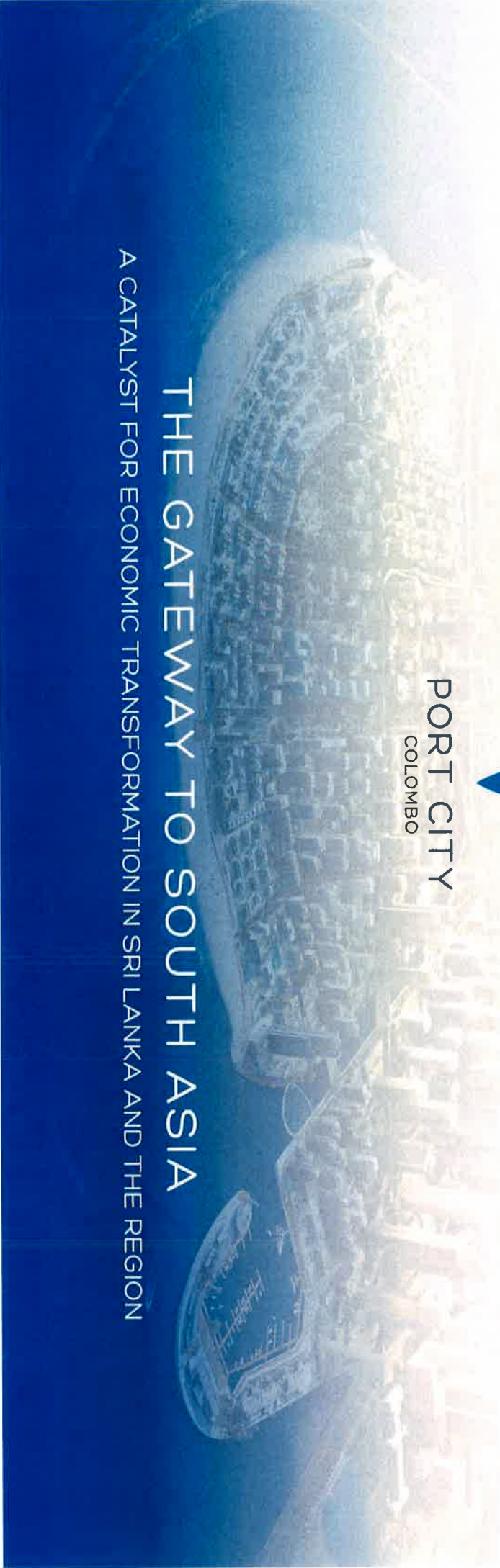




PORT CITY
COLOMBO

THE GATEWAY TO SOUTH ASIA

A CATALYST FOR ECONOMIC TRANSFORMATION IN SRI LANKA AND THE REGION



PORT CITY COLOMBO

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



COLOMBO PORT CITY
ECONOMIC COMMISSION



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



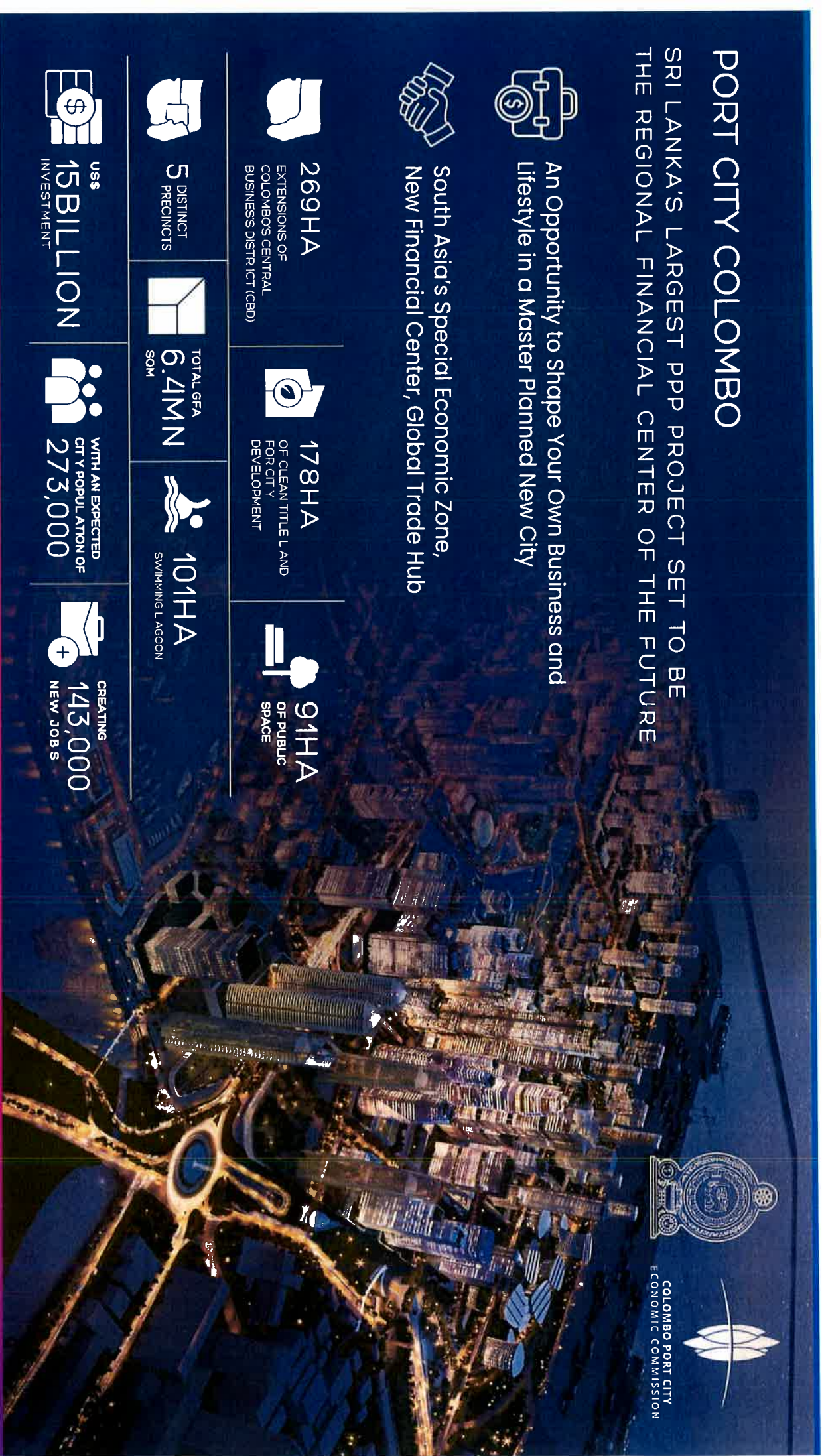
US\$
15BILLION
INVESTMENT



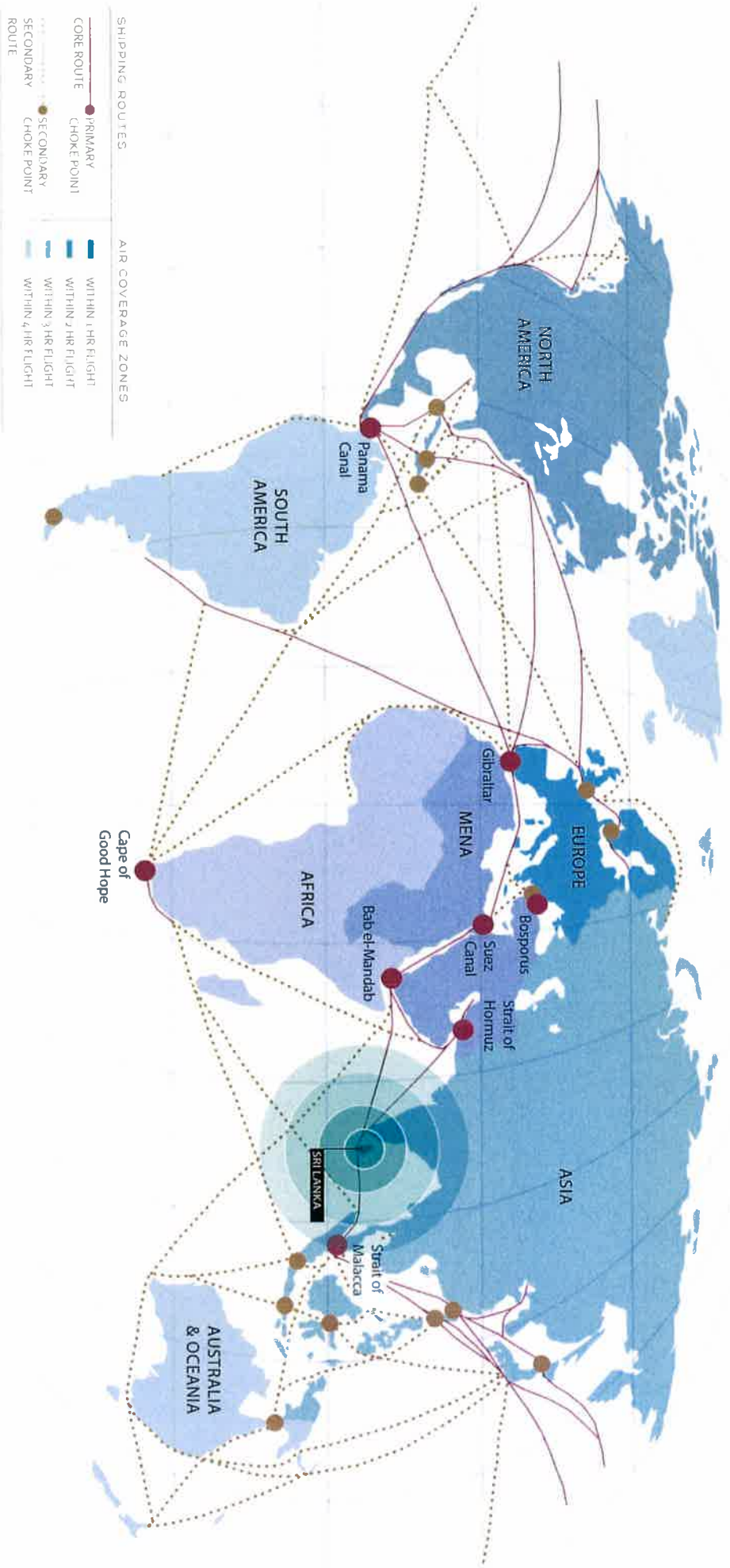
WITH AN EXPECTED
CITY POPULATION OF
273,000



CREATING
143,000
NEW JOBS



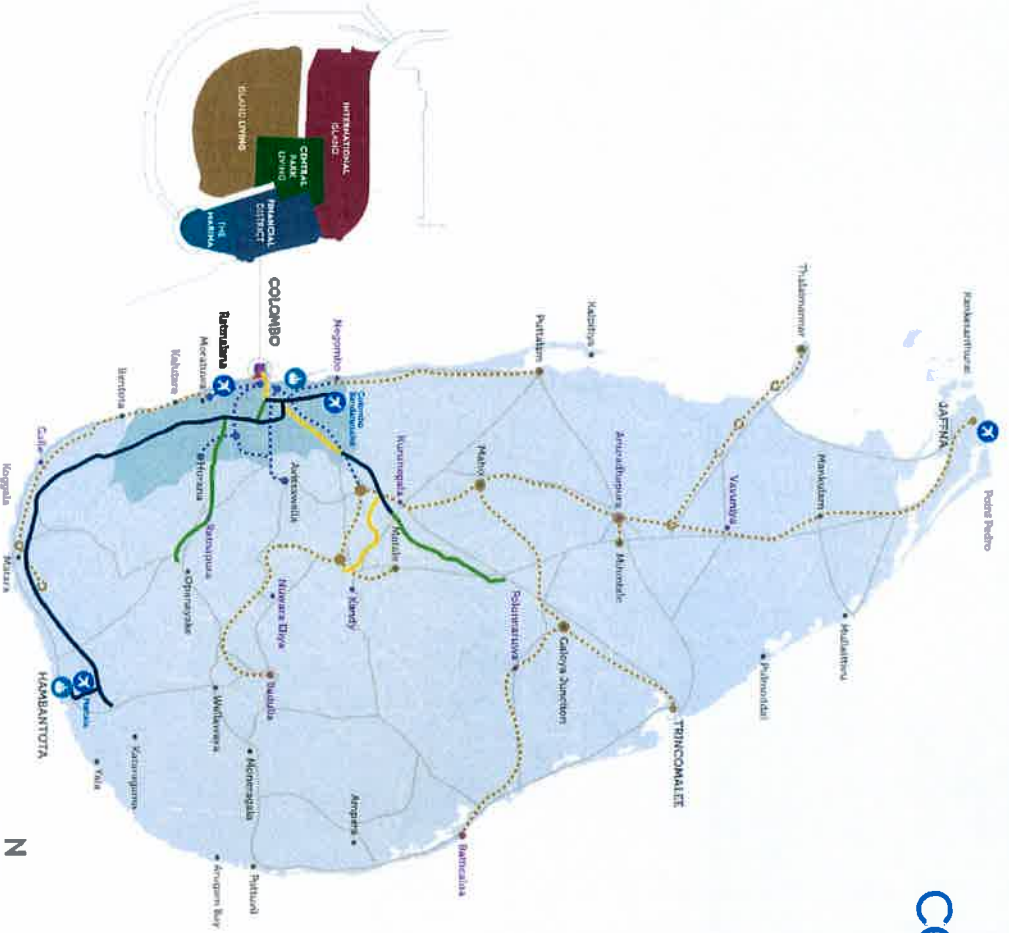
A STRATEGIC LOCATION



PORT CITY COLOMBO

www.portcitycolombo.lk

COLOMBO'S CONNECTIVITY NET WORK



STRATEGIC LOCATION

- Colombo Port Ranked 1st in South Asia, 22nd Worldwide (WB, SA&P Global 2022).
- Cargo handling 3.5 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 2025)
- 9th most friendly country in the world (Conde Nast Traveler 2025)
- 8 world heritage sites & recreational activities
- World-class domestic & commercial, healthcare, real estate, high-end leisure facilities

STRESSMAINS	
	Existing Expressways
	Proposed Elevated Expressways / Tunnels
	Proposed Expressways
	Expressways Under Construction
	Existing Flightways

RAILWAYS	
	Existing Railways
	Proposed Electrification Railways

AIRPORTS & SEAPORTS	
	International Airports
	International Port



COLOMBO PORT CITY ECONOMIC COMMISSION

The Colombo Port City Economic Commission is the government authority in Sri Lanka, established by the **COLOMBO PORT CITY ECONOMIC COMMISSION ACT NO. 11 OF 2021, which is -**

- ▶ Entrusted and authorized by the Colombo Port City Economic Commission Act, with the responsibility of **administering, regulating, and controlling all matters related to businesses and operations** within the Area of Authority of Port City Colombo.
- ▶ The **Single Window Investment facilitator** for promoting ease of doing business within Port City Colombo.
- ▶ Responsible for **granting incentives or exemptions to investors** for the promotion of Businesses of Strategic Importance within the Special Economic Zone (SEZ) of Port City Colombo.



FIRST MULTI SERVICES SEZ



INVESTMENT PROTECTION

Provided under CPCEC Act



ECONOMICALLY RING-FENCED

Financial system distinct from the domestic financial system to instill confidence in investors



FOREIGN CURRENCY TRANSACTIONS

Transactions in 16 foreign currencies currently designated by CBSL



NO CAP ON FOREIGN OWNERSHIP AND EMPLOYMENT



ENHANCED MOBILITY OF CAPITAL

Exemptions granted under The Foreign Exchange Act, No.12 of 2017, to enhance mobility of capital



ONLINE APPLICATION PROCESS WITH COMPACT TIMELINES



INCENTIVES FOR BUSINESSES

Long term fiscal incentives for Businesses of Strategic Importance (BSI)



INTERNATIONAL COMMERCIAL DISPUTE RESOLUTION CENTRE

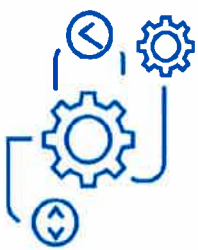


GREEN CHANNEL FOR VISA

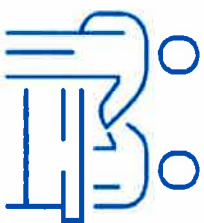
- 1) Investment
- 2) Business
- 3) Employment
- 4) Resident

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

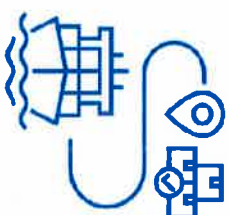
SEZ THRUST SECTORS



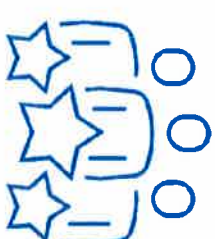
IT/ITES (IT-ENABLED SERVICES)



FINANCIAL SERVICES



SHIPPING LOGISTICS AND MARITIME SERVICES



PROFESSIONAL SERVICES



CORPORATE HEADQUARTER OPERATIONS



REGIONAL DISTRIBUTION OPERATIONS



TOURISM

LAND USE

- COMMERCIAL
- TRAVEL RELATED 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 LAY
- PROPOSED LAY STATION

PLOT SPECIFICATION

- FLOOR AREA RATIO
- MAXIMUM HEIGHT
- N

0 50 100 200 500 METRES



COLOMBO INTERNATIONAL CONTAINER TERMINALS



Expressway Connectivity to Bandaranaike International Airport

Colombo's Central Business District

PAGODA

LIGHTHOUSE

THE CENTRAL BANK

THE KINGSBURY HOTEL

WORLD TRADE CENTRE

PRESIDENTIAL SECRETARIAT OFFICE

SHANGRILA HOTEL

1-03-00
3,271 m²
130 m

1-02-10
4,271 m²
120 m

1-02-08
12,489 m²
120 m

1-02-07
10,361 m²
120 m

1-02-06
13,006 m²
120 m

1-02-05
30,043 m²
120 m

1-02-04
13,940 m²
120 m

1-02-03
13,006 m²
120 m

1-02-02
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BUSINESSES OF STRATEGIC IMPORTANCE (BSI)



Primary
Investors



Secondary
Investors

PRIMARY BUSINESSES OF STRATEGIC IMPORTANCE (BSI) REAL ESTATE INVESTMENTS, DEVELOPMENTS AND OPERATIONS

	AFTER PROJECT IMPLEMENTATION PERIOD **	PROJECT IMPLEMENTATION PERIOD
Category A INVESTMENT ≥ USD 100Mn	10 YEARS	5 YEARS
Category B INVESTMENT ≥ USD 500Mn	12 YEARS	6 YEARS
Category C INVESTMENT ≥ USD 1,000Mn	15 YEARS	8 YEARS
Category D* INVESTMENT ≥ USD 25Mn	8 YEARS	4 YEARS

* Marina or Social Infrastructure Land plots.

** Respective CIT exemptions commence upon expiry of the project implementation period and has to satisfy the minimum investment and employment creation thresholds.

www.gulfcom.gov.ae

SECONDARY BUSINESSES OF STRATEGIC IMPORTANCE (BSI)

ANY APPROVED APPLICANT FILED AS A BSI, BUT NOT DESIGNATED AS A PRIMARY BSI.

7.5%
Concessionary Corporate Income Tax (CIT) rate for 4 years from the commencement of commercial operations.

0%
Customs Duty and Border tariffs, including CESS & PAL, until commencement of commercial operations.

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AFTER PROJECT IMPLEMENTATION PERIOD

Pertains to real estate investments, developments and operations

Upon the expiration of the project implementation period, exemptions of all gains and profits of Primary BSIs from corporate income tax will apply for the following time period for each respective category.



CIT Exemption Duration, After Project Implementation (No. of Years)	Category A INVESTMENT ≥ USD 100Mn	Category B INVESTMENT ≥ USD 500Mn	Category C INVESTMENT ≥ USD 1000Mn	Category D* INVESTMENT ≥ USD 25Mn
10 Years				
12 Years				
15 Years				
08 Years				

Additionally, Primary BSIs shall also avail exemptions from the applicability of the below enactments based on applicability:

- I. The Betting and Gaming Levy Act, No. 40 of 1988.
- II. The Entertainment Tax Ordinance (Chapter 267).
- III. The Foreign Exchange Act No. 12 of 2017
- IV. Termination of Employment of Workmen (Special Provisions) Act, No. 45 of 1971.

* Marina or Social Infrastructure Land plots.

PROJECT IMPLEMENTATION PERIOD

Pertains to real estate investments, developments and operations

During the project implementation period exemptions from the following enactments set out in Schedule II of the Act during the implementation period:

- i. The Customs Ordinance (Chapter 235).
- ii. The Ports and Airports Development Levy Act, No. 18 of 2011.
- iii. The Sri Lanka Export Development Act, No. 40 of 1979



Exemption Period During Project Implementation Period (No. of Years)	Category A INVESTMENT ≥ USD 100Mn	Category B INVESTMENT ≥ USD 500Mn	Category C INVESTMENT ≥ USD 1000Mn	Category D* INVESTMENT ≥ USD 25Mn
05 Years				
06 Years				
08 Years				
04 Years				

Project implementation period shall terminate upon the earlier of;

- i. The issuance of the Certificate of Conformity in respect of the development; or
- ii. The maximum period specified in the above table for each respective category.

* Marina or Social Infrastructure Land plots.

SECONDARY BUSINESSES OF STRATEGIC IMPORTANCE

PERTAINS TO BUSINESSES ENGAGED IN EXPORT OF SERVICES

An Authorised Person which is identified as a BSI but not designated a Primary BSI, shall be designated as a Secondary BSI.



During the set-up phase, they shall avail exemptions from the following enactments until commencement of commercial operations:

- I. The Customs Ordinance (Chapter 235).
- II. The Ports and Airports Development Levy Act, No. 18 of 2011.
- III. The Sri Lanka Export Development Act, No. 40 of 1979.

Secondary BSIs shall avail the exemptions from the following enactments:

- i. The Entertainment Tax Ordinance (Chapter 267)
- ii. The Foreign Exchange Act, No. 12 of 2017.
- iii. Termination of Employment of Workmen (Special Provisions) Act, No. 45 of 1971.

7.50%
Concessional
Corporate
Income Tax for
04-years

5-YEAR STRATEGIC PLOT ROLL OUT



INTEGRATED RESORT

- Plot: 15.2 ha (37.5 acres), GFA: 296,656 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
- 80 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



CLOTHESPIN TWIN-TOWER

- 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: 96,534 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



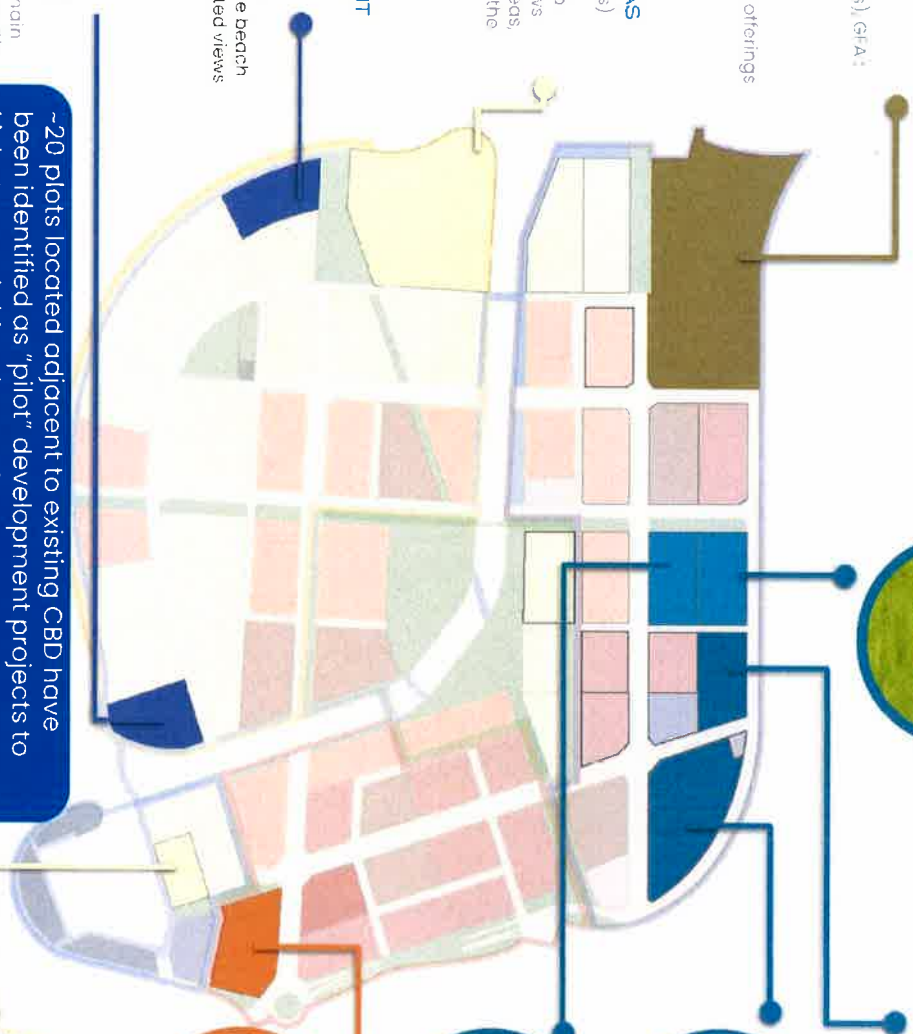
CEYLON REAL ESTATE HOLDINGS

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



ICC PORT CITY (PVT) LTD

- Plot: 14 ha (3.5 acres)
- GFA: 45,811 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

Only 10 feature development parcels have been depicted above.

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



Level 30, One Galle Face Tower, 1A, Centre Road, Galle Face, Colombo 02, Sri Lanka. Tel: +94 778 388 888 | Email: investment_info@chec.lk
www.portcitycolombo.lk

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