



PORT CITY  
COLOMBO

GATEWAY TO SOUTH ASIA

# A DESTINATION FOR BUSINESS TO THRIVE



## LOCATION

Located in maritime super highway with natural deep-water ports. Colombo Port is ranked in the top 25 busiest ports in the world

Strategic location in the “ Belt and Road Initiative” providing access to over 60% of the World’s population and 30% of global GDP

Connecting major global financial markets, Dubai and Singapore, within 5 hours by air, Sri Lanka is the second most connected nation in South Asia.



## ACCESS TO KEY MARKETS

Asia is home to over 36% of the world’s billionaires and over 22% of the world’s millionaires

Asia’s’ UHNWI expected to grow by 39% and HNWI to grow by 46% within the next 5 years

Key Free Trade agreements with India, Singapore and Pakistan

PORT CITY, COLOMBO IS PART OF THE BELT & ROAD INITIATIVE (BRI)

PORT CITY, COLOMBO WILL BENEFIT FROM MULTIPLE FREE TRADE AGREEMENTS (FTAs) WITH KEY MARKETS IN THE REGION.

INDO-SRI LANKA FTA



GLOBAL SYSTEM OF TRADE PREFERENCE (GSTP) - SRI LANKA FTA

PAKISTAN-SRI LANKA FTA



ASIA-PACIFIC TRADE AGREEMENT (APTA) - SRI LANKA FTA

SINGAPORE-SRI LANKA FTA

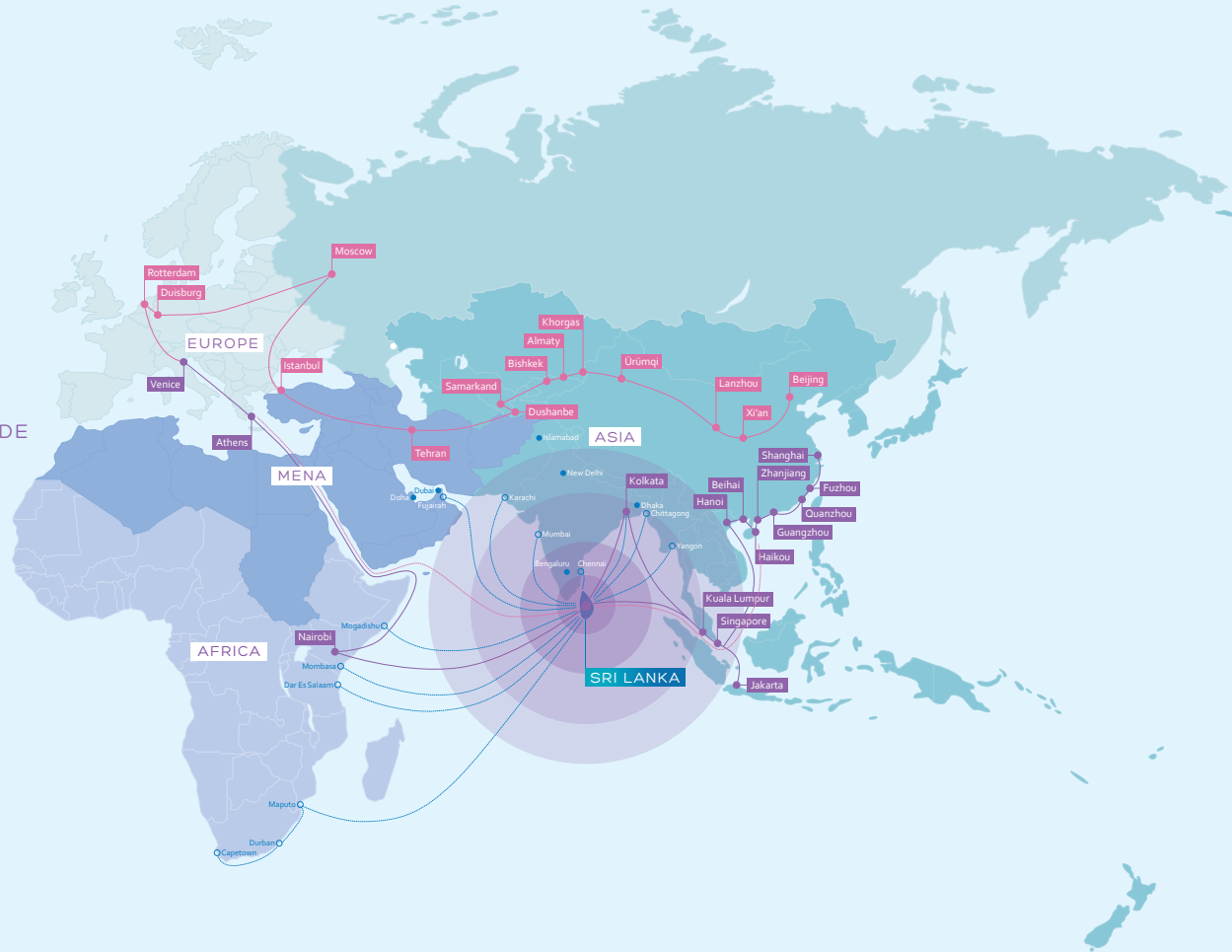


### BRI PROVIDES ACCESS TO:

- 60% OF THE WORLD'S POPULATION,
- 35% OF THE WORLD'S MERCHANDISING TRADE
- 30% OF GLOBAL GDP

### KEY

- Within 1 hour flight
- Within 2 hour flight
- Within 3 hour flight
- Within 4 hour flight
- Logistics Hubs
- Shipping Routes
- Europe to Asia Shipping Route
- The Belt
- The Road



# INFRASTRUCTURE

## ROAD CONNECTIVITY

The Southern Expressway links the Sri Lankan capital Colombo with Galle, Matara and Hambantota and other major cities in the south of the island. The outer circular expressway in the western province links the airport / katunayake expressway, southern expressway and the under construction Central expressway connecting the Capital of Colombo to other major cities in Sri Lanka.

### KEY

 Port City, Colombo

### PROPOSED ELECTRIFICATION OF EXISTING RAILWAY LINE

- **RL-M1** (Panadura > Polgahwela)
- **RL-NR2** (Kelaniya > Avissawella)
- **RL-M3** Kelani Valley Line

### RAPID TRANSIT SYSTEM (RTS)

- **RTS1** Fort > Kollupitiya > Bambalapitiya > Borella-Union Place > Maradana
- **RTS2** Fort > Maradana > Mattakuliya/Peliyagoda
- **RTS3** Dematagoda > Borella > Kirulapone > Havelock City > Bambalapitiya
- **RTS4** Borella > Battaramulla
- **RTS5** Battaramulla > Kottawa via Malabe
- **RTS6** Malabe > Kaduwela
- **RTS7** Peliyagoda > Kelaniya > Kiribathgoda > Mahara > Kadawotha





### EXPRESSWAYS

-  Airport Expressway
-  Proposed Elevated Expressway
-  Proposed Tunnel

### WATERWAYS

-  **IW1** Wellawatte > Battaramulla Line
-  **IW2** Fort > Union Place (Along Beira Lake)
-  **IW3** Mattakkuliya > Hanwella (Along Kelani River)

### PLACES OF INTERESTS

-  1 Colombo Lotus Tower (Under construction)
-  2 Fort
-  3 Galle Face Green
-  4 Lotus Pond Theatre
-  5 Independence Memorial Hall
-  6 Royal Colombo Golf Club
-  7 Parliament



# A SKILLED & PRODUCTIVE WORKFORCE

The country is bolstered by a capable and adaptable workforce, consisting of highly qualified and experienced professionals with a reputation for being cost effective, versatile and bilingual.

WORKFORCE OF  
8.5 MILLION PEOPLE

AS AT 2018 WITH A 3.3%  
YEAR-ON-YEAR GROWTH

93% ADULT  
LITERACY RATE,  
2ND HIGHEST IN THE INDIAN  
SUBCONTINENT

GOVERNMENT-  
SPONSORED  
EDUCATION  
FROM PRIMARY TO  
TERTIARY LEVELS

MORE THAN  
25,000 GRADUATES  
PER ANNUM

OVER 25,000  
UK-QUALIFIED  
ACCOUNTANTS,  
THE LARGEST POOL OUTSIDE  
OF THE UK

Source: Board of Investment of Sri Lanka – [investsrilanka.com](http://investsrilanka.com)



## A SIGNIFICANT COST ADVANTAGE IN ANNUAL OPERATING COSTS

Description	Colombo	Singapore	DIFC	Hanoi	Kuala Lumpur Hyderabad
Commercial rent <sup>a</sup>	136,800	379,200	304,800	124,800	96,000
Manpower <sup>b</sup>	374,530	2,165,000	1,827,250	600,000	556,721
Internet services <sup>c</sup>	8,108	3,095	3,580	5,126	1,519
Electricity and water <sup>d</sup>	1,115	1,867	1,815	866	1,151
<b>TOTAL COST</b>	<b>520,553</b>	<b>2,549,162</b>	<b>2,137,445</b>	<b>730,792</b>	<b>655,392</b>

Figure A: Average Annual Cost of Operations in USD (2020)

a. Based on a 400 sqm rental space.; b. Cost to Company for 1 CXO, 4 managers and 15 analyst; c. Based on an annual package of 150 mbps speed; d. Based on average Utilization of 19 Kwh per sqm and 450 m<sup>3</sup> of electricity and water consumption per month.

Colombo enjoys a cost advantage of 80%,76%, 29% and 21% in terms of annual operating costs when compared with Singapore, Dubai, Hanoi and Kuala Lumpur respectively.

# IDEAL LOCATION TO LIVE



The cost of living in Sri Lanka is USD445, which is 1.66 times less expensive than the world average.



Mercer ranks Colombo no 1 in the South Asia region for quality of living. Sri Lanka is ranked above India and Bangladesh in the index of Economic Freedom slightly below China and Vietnam.



Global Finance's World Safest countries index ranks Sri Lanka at 70 just slightly below United States of America but well above regional peers such as India, Bangladesh, Vietnam, Indonesia and Thailand.



According to UNESCO Sri Lanka has an adult literacy rate of 93%, which puts it inline with the global average well above its South Asia regional average. The country is ranked 6th in the youth literacy rate in Asia, which stands at 98.86%.



Sri Lanka is in the top 50 percentile of WHO's World's Health Systems Ranking, well above India, China, Vietnam and Bangladesh. In addition to the free pre hospital care emergency service and free state hospitals, Sri Lanka also offers private hospitalization and healthcare with state-of-the-art facilities.

" WORLD  
CLASS CITY  
FOR SOUTH  
ASIA "

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THE  
PROJECT





## PROJECT BACKGROUND

Port City – Colombo is a master planned, modern metropolis reclaimed from the sea extending Colombo’s Central Business District. Being a planned integrated urban development and the first of its kind in Sri Lanka, the Master Plan was developed in consultation with SWECO of Sweden, Atkins of UK and Suburna Jurong of Singapore. A Master Plan and Development Control Regulations (DCR) have been set out for all of the 269 Ha of reclaimed land to provide development regulations on urban design, utilities, landscaping and sustainability.

The Colombo Port City project is a Public Private Partnership (PPP) between the (GoSL) and CHEC Port City Colombo Pvt Ltd (Project Company) invested in a FDI of US \$ 1.4 billion.

In line with the PPP arrangement, GoSL will hold freehold title for the entire 269 Ha of land, of which 91 Ha will be public spaces and 179 Ha will be marketable land. The GoSL will provide 116 Ha of the total marketable land on a 99-year leasehold basis for CPCC to monetize whilst the remaining marketable land of 62 Ha including the Education plot will be developed by GoSL.



US\$  
**15 BILLION**  
INVESTMENT



CREATING  
**83,000**  
NEW JOBS



WITH AN EXPECTED  
CITY POPULATION OF  
**273,000**



**269HA**  
FULLY OWNED BY THE  
GOVERNMENT OF SRI LANKA



**5**  
DISTINCT  
PRECINCTS

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KEY RESPONSIBILITIES OF THE PROJECT  
COMPANY UNDER THE TPA - A DESTINATION  
FOR BUSINESS TO THRIVE

INVESTING IN RECLAIMING 269 HECTARES OF  
LAND FROM THE SEA AND CONSTRUCTION OF  
THE BREAK WATER

DEVELOPING AND CONSTRUCTING ALL  
REQUIRED INTERNAL INFRASTRUCTURE  
INCLUDING ALL TRANSPORT AND UTILITY  
INFRASTRUCTURE.

MAINTENANCE OF THE  
RECLAIMED AREA BY SETTING  
UP AN ESTATE MANAGEMENT  
COMPANY, AS A JOINT VENTURE  
WITH THE GOSL.

## COMMERCIAL AGREEMENT WITH GOSL

THE GOSL WILL HOLD FREEHOLD TITLE TO ALL 269 HECTARES OF RECLAIMED LAND.

THE GOSL WILL GRANT THE PROJECT COMPANY A 99 YEAR LEASE OVER 116.1 HECTARES OF THE RECLAIMED LAND (43%)

62 HECTARES OF THE GOSL LAND WILL BE MARKETABLE LAND FOR DEVELOPMENT. THE REMAINING 90.9 HECTARES IS COMMON AREAS SUCH AS BEACHES, ROAD, PARKS, ETC

PROJECT COMPANY WILL NOT RECEIVE ANY FREEHOLD LAND AND THE LANDS WILL BE LEASED FOR A PERIOD OF 99 YEARS.

113.1 HECTARES OF THE PROJECT COMPANY LAND WILL BE MARKETABLE LAND FOR DEVELOPMENT AND 3 HECTARES WILL BE THE MARINA.

THE GOSL WILL AT ALL TIMES BE THE LESSOR OF ALL MARKETABLE LAND AT PORT CITY COLOMBO

## SCALE OF THE PROJECT



PALM JUMERIAH  
(DUBAI)

572HA



PEARL IN DOHA  
(QATAR)

400HA



MARINA BAY  
(SINGAPORE)

360HA



DIFC  
(DUBAI)

51HA

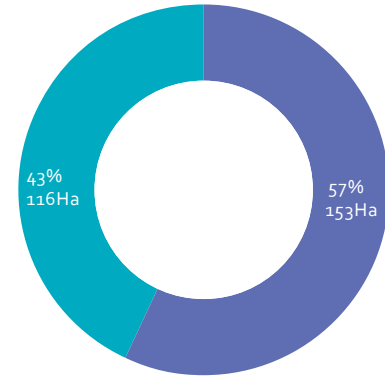


PORT CITY, COLOMBO  
(SRI LANKA)

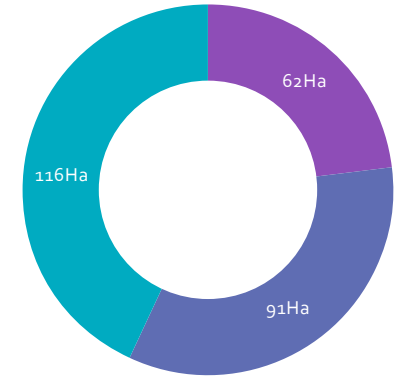
269HA

# SCALE OF PORT CITY

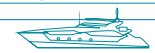
Total build area  
**6.3 MILLION SQM**



- GOSL
- Project Company



- Marketable land - GOSL
- Marketable land - Project Company
- Common areas - GOSL



# PROJECT OVERVIEW PORT CITY COLOMBO

## FACTS AND FIGURES

RECLAMATION & INFRASTRUCTURE INVESTMENT  
**USD1.4BN**

PROJECTED CITY DEVELOPMENT INVESTMENT  
**USD13.5BN**

**TOTAL EXPECTED INVESTMENT USD15BN**

PROJECT SIZE  
**269HA**

DEVELOPABLE LAND  
**179HA**

**TOTAL BUILD AREA (GFA)**  
**6.3 MILLION SQM**

**OFFICE**  
1.60 MILLION  
SQM

**RETAIL**  
865,000  
SQM

**HOTEL**  
365,000  
SQM

**RESIDENTIAL**  
3.16 MILLION  
SQM

**OTHERS**  
310,000  
SQM

25%

14%

6%

50%

5%



**LIVE & PLAY**

**CENTRAL PARK LIVING**

Enjoy nature in the heart of the city. Cycle, run, stroll and picnic in a lush oasis.

- Medium High Density
- The Channel
- Central Park
- Pavilions
- Green Heart
- Open Blocks



**MEET & ENTERTAIN**

**INTERNATIONAL ISLAND**

Enjoy a wide variety of options for business and leisure.

- Medium Density
- Integrated Resort
- Convention & Exhibition Centre
- International School
- Healthcare Facility
- Entertainment Hub



**WORK & SHOP**

**FINANCIAL DISTRICT**

Business and pleasure come together in a world class commercial district.

- High Density
- Grade-A Office Buildings
- Commercial Boulevard
- Linear Park
- CBD Plaza
- Retail Destination



**SWIM & RECHARGE**

**ISLAND LIVING**

Everyday is a staycation with the sand and sea at your doorstep.

- Medium Density
- City Beach
- Harbour Quay Park
- Cinnamon Park
- Lotus Boulevard
- Villa Living

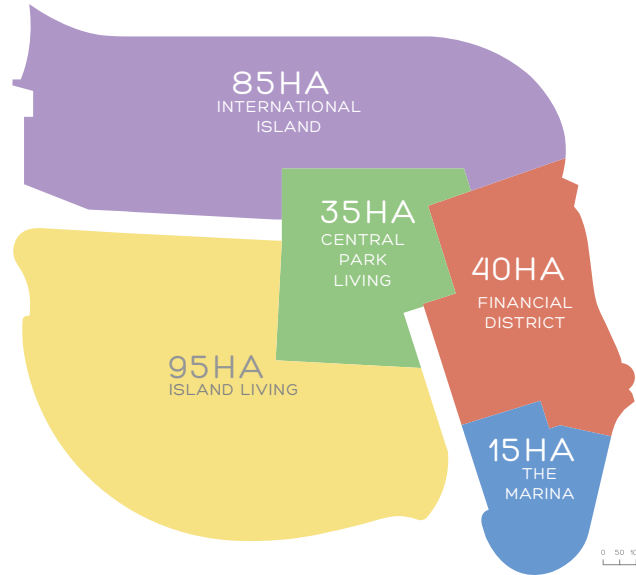


**RELAX & BE SEEN**

**THE MARINA**

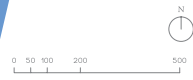
Promenade among yachts and dine alfresco in the serenity of The Marina.

- Low Density
- Marina Promontory
- Marina Park
- Luxury Residences
- Entertainment and Luxury Retail



# THE MASTERPLAN

( Developed by Swecco and revised by Sabana Jurong)



# THE MASTERPLAN

## LAND USE

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

## INTERNATIONAL HOSPITAL

- Land extent: 2.4 Ha (6 acres)
- Capacity: ~500 beds

## INTEGRATED RESORT AND THEME PARK

- Land extent: 15.22 Ha (37.6 acres)

## LUXURY VILLA DEVELOPMENT

- Land extent: 10.89Ha (26.9 acres)

## INTERNATIONAL SCHOOL

- Land extent: 2.4 Ha (6.1 acres)
- Capacity: ~1,000 students~300 boarding

## LUSH GREEN CENTRAL PARK

- Land extent: 11.0 Ha (27.1 acres)

## CONVENTION & EXHIBITION CENTRE

- Land extent: 5.2 Ha (12.9 acres)
- Venue of ~78,000 sqm and hotel of ~400 keys

## COLOMBO INTERNATIONAL FINANCIAL CENTRE

- 6.8 Ha (16.8 acres)
- \$1 Bn investment by ProjectCo & BI

## MARINA DISTRICT

- Hotels, retail & residential projects





AWARDS & HONOURS

2017

**SILVER AWARD FOR LANDSCAPE MASTERPLAN**

Singapore Landscape Architecture Awards

2018

**GOLD AWARD**

Yuan Ye Urban Design Awards

2018

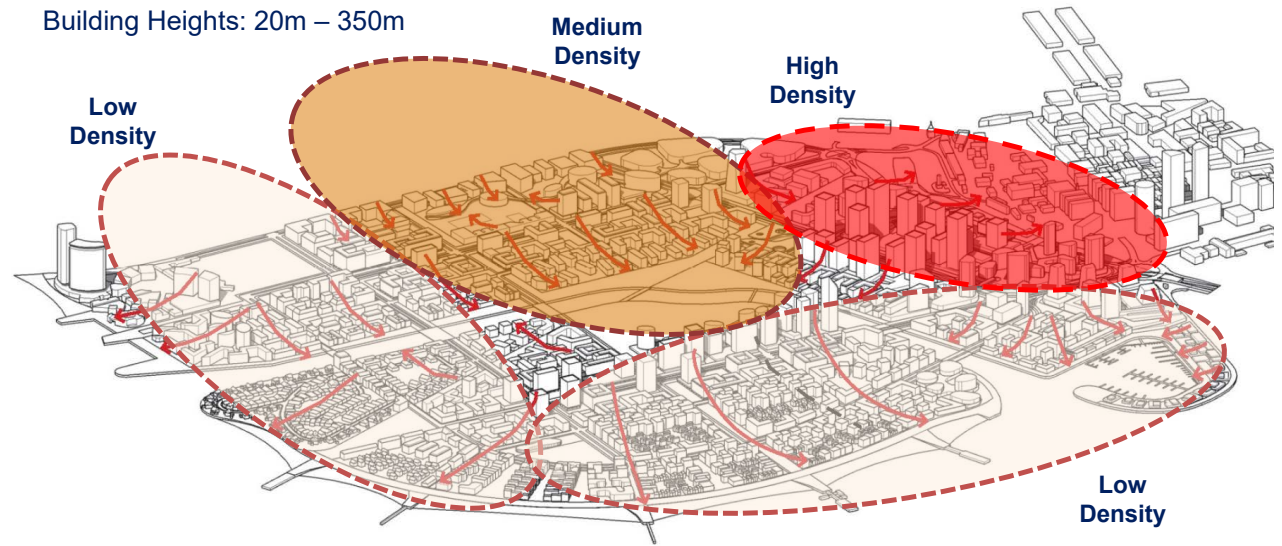
**HONOURABLE MENTION**

International Federation of Landscape Architects (IFLA) Africa, Asia Pacific and Middle East (AAPME) Awards

2020

**GLOBAL BEST PROJECT**

Engineering News-Record (ENR) Annual Global Best Projects



# FOCUS ON SUSTAINABILITY AND GREEN AND BLUE ENGAGEMENT

## A NETWORK OF PEDESTRIAN AND PARK CONNECTORS

- - - Pedestrian Mall
- Waterfront Promenade
- Boulevard Green
- - - Green Buffer

## PRIMARY SYSTEM

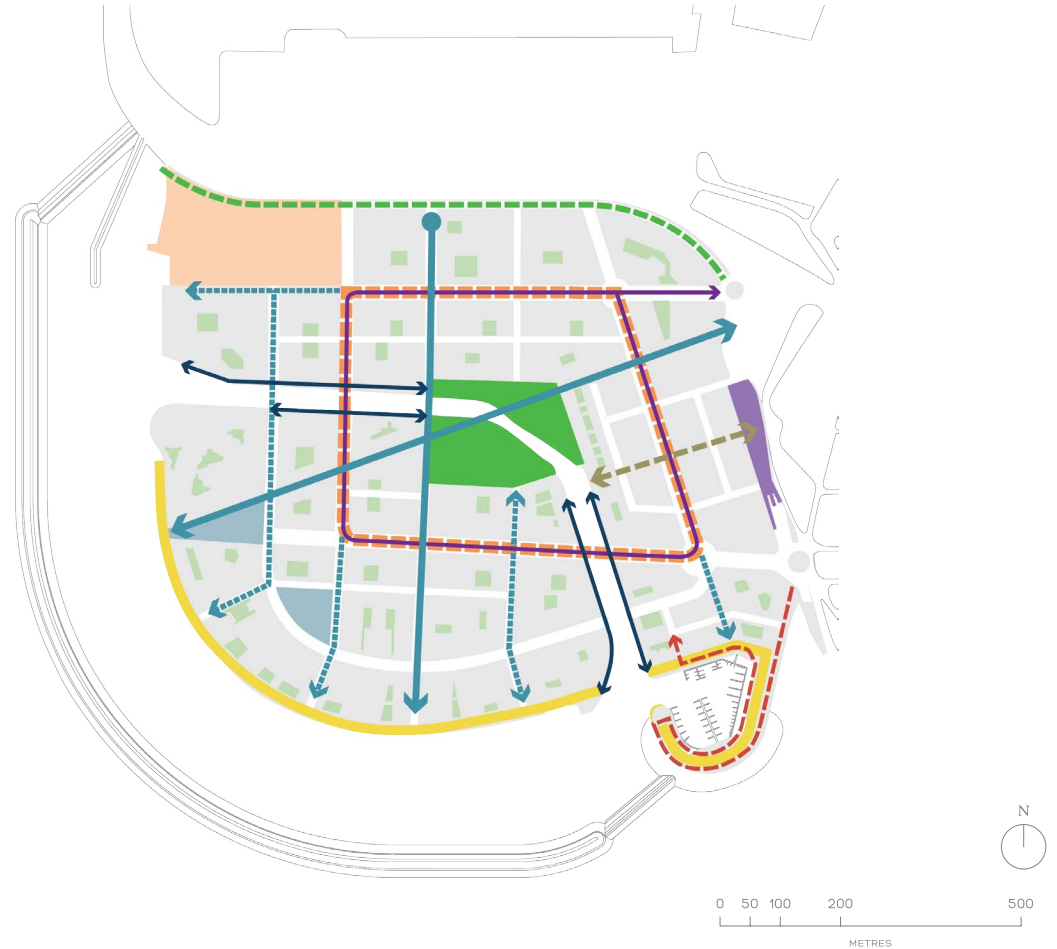
- Theme Park Central Park
- Linear Park
- Primary Green
- Connectors

## SECONDARY SYSTEM

- Community Park
- Secondary Green Connectors Waterfront Promenade
- Promenade

## LOCAL OPEN SPACE SYSTEM

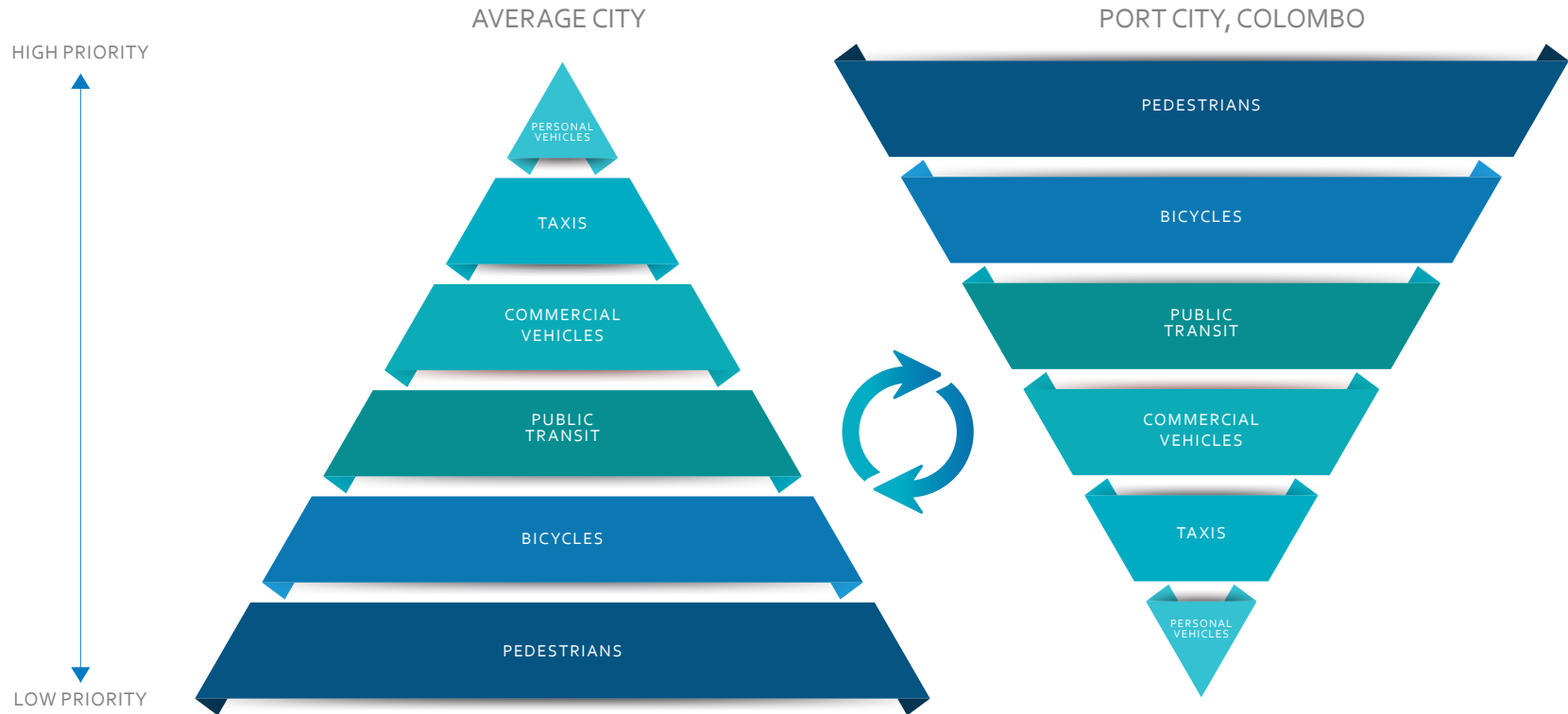
- Estate Parks
- Shared Streets
- Channel Buffer



# SUSTAINABILITY OVERVIEW

## TRANSPORT STRATEGY

A WALKING AND CYCLING CITY



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# PROJECT PROGRESS

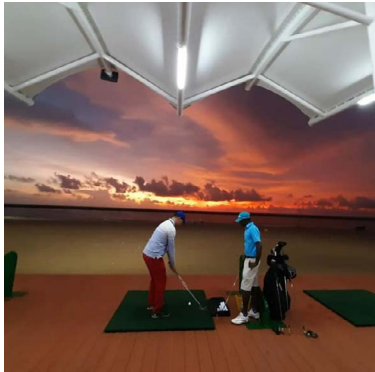
Completed Reclamation Of 269 Ha In January 2019 and 3.2 km  
Breakwater Construction In June 2019



Marina revetment is complete



Public beach of 2Km is complete and Aqua Golf Range inaugurated in September 2020





Phase I internal infrastructure including utility works are underway



Landscaping for Phase I has commenced



# PROJECT TIMELINE

The city's extensive infrastructure will be completed in phases, with a number of strategic projects scheduled to be activated and anchor the final masterplan build out.

In addition to the Phase 1 infrastructure works, the beach, marina and central park are also targeted for completion over the next 1–2 years.



Timeline provided is indicative and may change dependent on partner input.

## PROGRESS UPDATE CONT..

1. USD 1.12 Bn has been invested as of end March 2021 and a further USD 380 Mn would be invested
2. Port City was declared under the Colombo Administration District in August 2019
3. 3 rounds of EIA with public comments; 24 Government agencies monitoring to ensure compliance
4. The President vested Port City under the Urban Development Authority (UDA) in October 2019
5. The Development Control Regulations were approved by the UDA and has been submitted to be gazetted:
  - urban design
  - utilities
  - landscape and
  - sustainability for each land plot
6. As of now, 105 Ha of land is ready for Construction
7. The Colombo Port City Economic Commission Bill was published on the gazette on 24th March 2021 tabled for Parliamentary approval on 8th April 2021
8. The Colombo Port City Economic Commission Bill was approved by the Parliament of Sri Lanka on 20th May 2021





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PORT CITY  
SEZ



## PORT CITY SPECIAL ECONOMIC ZONE (PORT CITY SEZ)

The "Port City Economic Commission bill" which was enacted on 21st May 2021 creates the first "services Special economic zone" in Sri Lanka. The act aims to improve the country's "ease of doing" business within the enclave of Port City and hopes to position the Port City SEZ as a "Multi services SEZ". Port City would be a modern metropolis with state of the

art infrastructure, blessed with Sri Lanka's tropical beauty supported by world class administrative efficiencies provided at globally competitive process. Sri Lanka already enjoys a 70-80% cost advantage in the cost of doing business in comparison with Singapore and Dubai; this would be further enhanced within Port City



# SALIENT FEATURES OF THE COLOMBO PORT CITY SPECIAL ECONOMIC ZONE

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## SINGLE WINDOW FACILITATOR

Port City Commission to facilitate all approvals, licenses, registrations, visas, work permits and authorizations.

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## MODERN REGULATORY FRAMEWORK

To facilitate offshore banking, capital markets etc whilst minimizing red tape.

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## DEDICATED INTERNATIONAL DISPUTE RESOLUTION CENTRE

Priority in Courts, in relation to any legal proceedings instituted on civil and commercial matters. minimizing red tape.

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## ROBUST INVESTMENT PROTECTION

- 100% foreign ownership
- Full repatriation of profits.
- Licenses, approvals, incentives etc. granted shall continue without amendment/ termination until expiry.



SALIENT FEATURES  
OF THE COLOMBO  
PORT CITY SPECIAL  
ECONOMIC ZONE Cont.

### OFFSHORE COMPANIES

All entities to be registered as offshore companies (foreign incorporated entity could be deemed as incorporated in SL), with minimal regulatory requirements.

### FOREIGN TRANSACTION CURRENCY

- Use of foreign currency is permitted without any restriction for all business transactions within Port City and outside Sri Lanka, eliminating currency risks for foreign investors.
- LKR used to engage in business with resident individuals shall be convertible to foreign currency.

### SUPPORTIVE IMMIGRATION POLICY & LABOUR LAWS

- No restrictions on employment of expatriate staff.
- Employees to be remunerated in foreign currency.
- Employees will not be subject to income taxes.
- Employment governed by terms of contract.
- individuals shall be convertible to foreign currency.

### FISCAL INCENTIVES

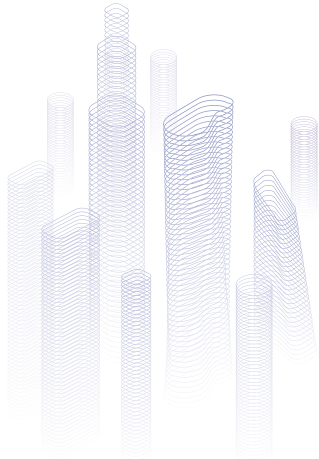
- Non-resident status for tax purposes thus, income from within Port City and from outside Sri Lanka not subject to taxes.
- Tax holidays up to 40 years and waiver of all border taxes for large scale investments. VAT shall not apply within Port City.
- No WHT/ remittance taxes.



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# ON-GOING DEVELOPMENTS

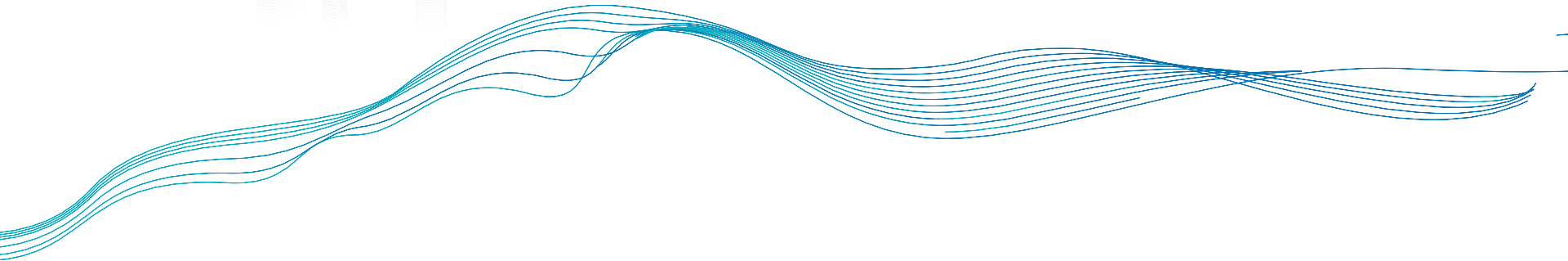




## COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFC)

PHASE I - 1-02-01

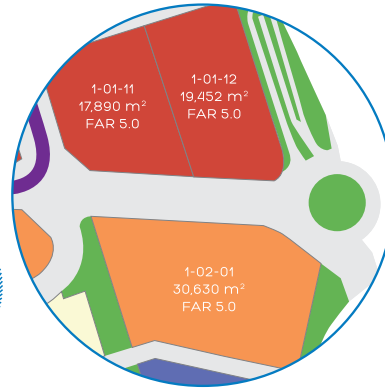
PHASE II - 1-01-11 / 1-01-12



# CIFC MIXED USE DEVELOPMENT

Phase i - 1-02-01

Phase ii - 1-01-11 / 1-01-12

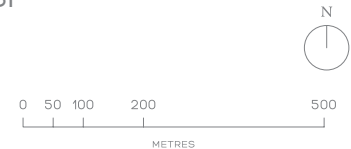


## Colombo International Financial Centre

- 6.8 Ha (16.8 acres)
- \$1 Bn investment by ProjectCo & BI

KEY

■ PROPOSED LRT STATION



# CIFC MIXED USE DEVELOPMENT

	Phase I	Phase II
Grade A office space	450,000+ sf leasable area	1.3mn+ sf leasable area
High end retail mall	180,000+ sf leasable area	450,000+ sf leasable area
1-5 BR Luxury residences	600+ nos.	
1-3 BR Serviced apartments	250 keys	
Facilities	1,555 parking slots	1,928 parking slots
<b>Built up area</b>	<b>2.4mn+ sf</b>	<b>2.9mn+ sf</b>

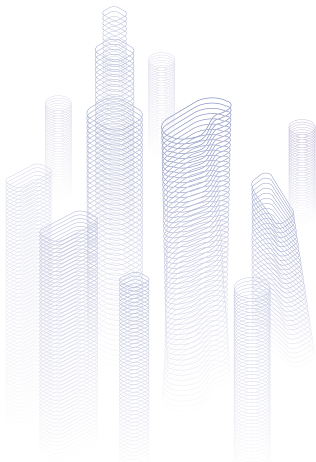


Browns Investments is partnering with ProjectCo for Phase 1.

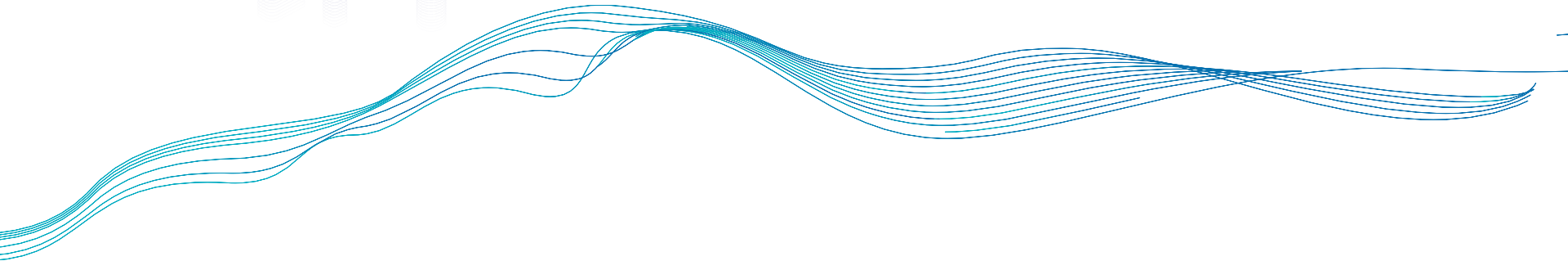
The total investment in Phase One is USD450mn for a development across 3.1 Ha







MARINA LAND PARCELS  
1-02-07 / 1-02-08/ 1-02-09/ 1-02-10

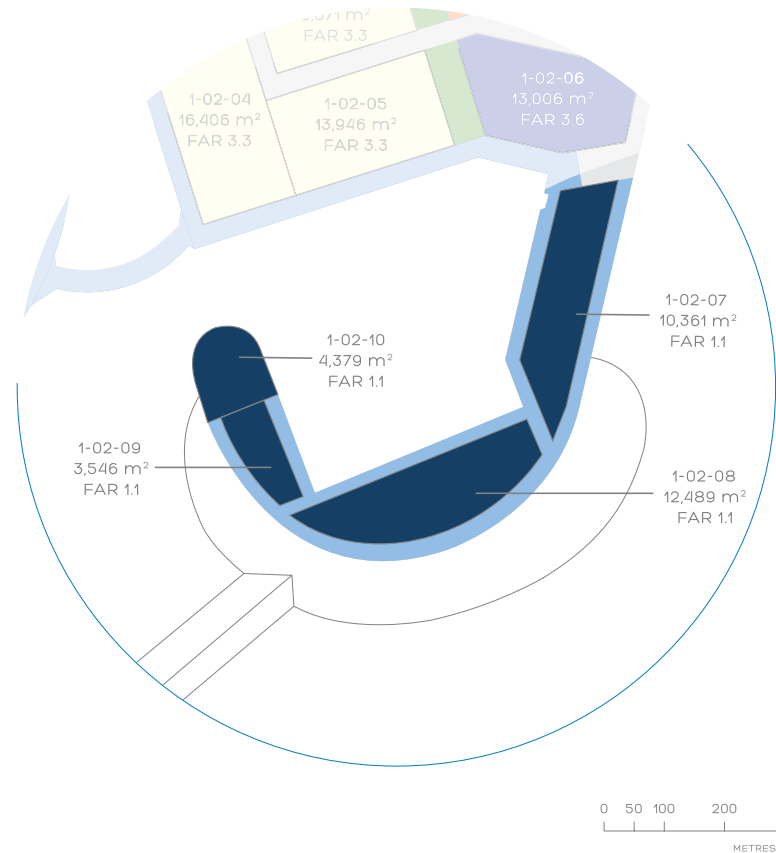


# MARINA LAND PLOTS

1-02-07 / 1-02-08 / 1-02-09 / 1-02-10

## VISION FOR FUTURE DEVELOPMENT

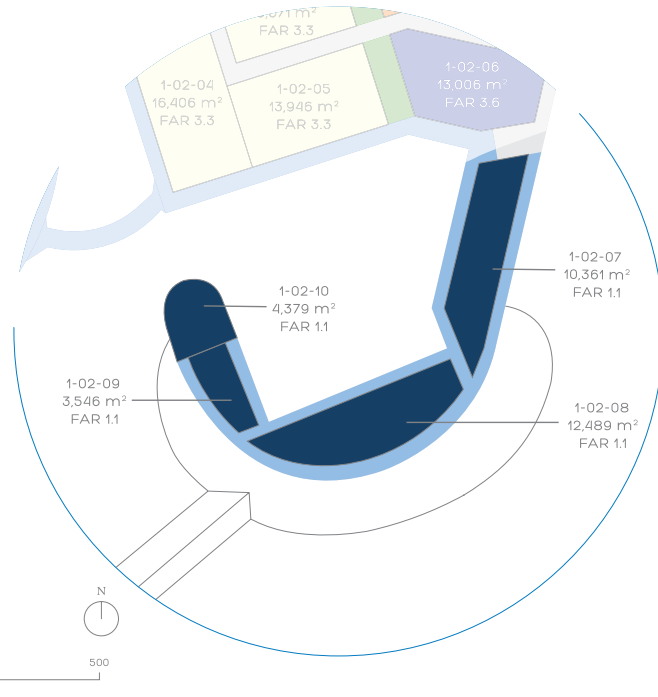
The plots will be developed as leisure destinations for both office workers in the CBD and residents from the whole Colombo. Restaurants, entertainment and retail are located in small scale buildings on the pier. The development will be organized to create small intimate internal streets and cozy eating outlets. The marina is envisioned to be a place for all age groups with engaging activities, ocean view and City view including leisure boating



# MARINA DEVELOPMENT

## LAND PLOT 1-02-07 / 1-02-08 / 1-02-09 / 1-02-10

Retail & F&B, Entertainment, Lifestyle,  
Marina Facilities



Plot Number /s		01-02-07/08/09/10
Plot Area		10,361.32 m <sup>2</sup> (01-02-07) 12,489.37 m <sup>2</sup> (01-02-08) 3,546.19 m <sup>2</sup> (01-02-09) 4,379.12 m <sup>2</sup> (01-02-10)
land Use		Marina Commercial (01-02-07/08/09) Marina Facility (01-02-10)
Floor Area Ratio (FAR)		Max. 1.1
Building Height		Max. 20.0 m
Building Coverage		Max. 50% (01-02-07/08/09) Max 40% (01-02-10)
Landscape Coverage		
Total Landscape Coverage		Min. 35% of Plot Area (01-02-07/08/09) Min. 20% of Plot Area (01-02-10)
Ground Level Landscape		Min. 15% of Plot Area (01-02-07/08/09) Min. 20% of Plot Area (01-02-10)
Permissible Gross Floor Area		
Total GFA		Max. 11,397.45 m <sup>2</sup> (01-02-07) Max. 13,738.30 m <sup>2</sup> (01-02-08) Max. 3,900.8 m <sup>2</sup> (01-02-09) Max. 4817.03 m <sup>2</sup> (01-02-10)
Retail Use		Min. 50% of Total GFA (01-02-07/08/09)
Other Uses		Remainder GFA can be developed for other permitted uses



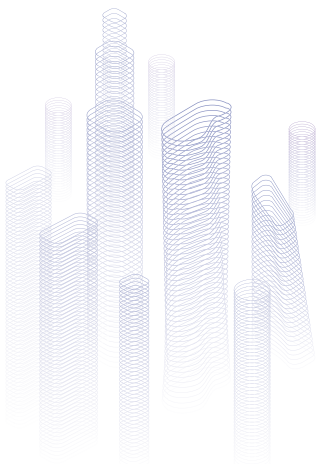
## MARINA LAND PLOTS

1-02-07 / 1-02-08 / 1-02-09 / 1-02-10

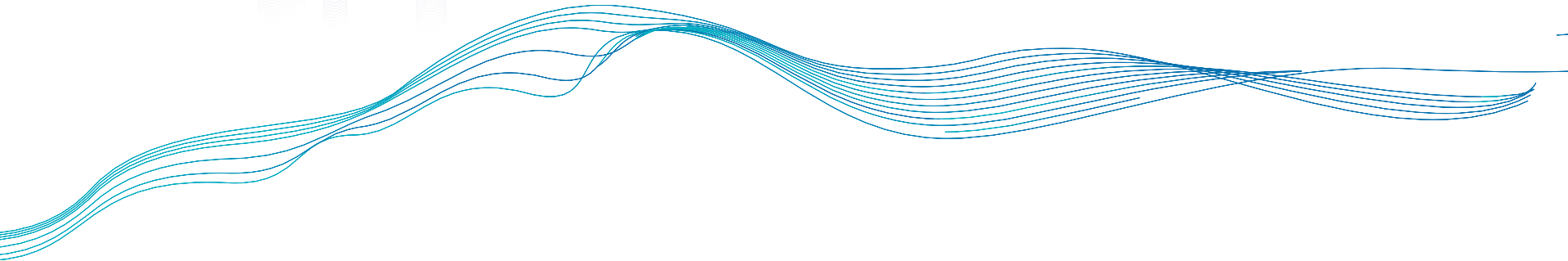


# INVESTMENT OPPORTUNITIES





LUXURY VILLA DEVELOPMENT  
ISLAND LIVING 2-01-01

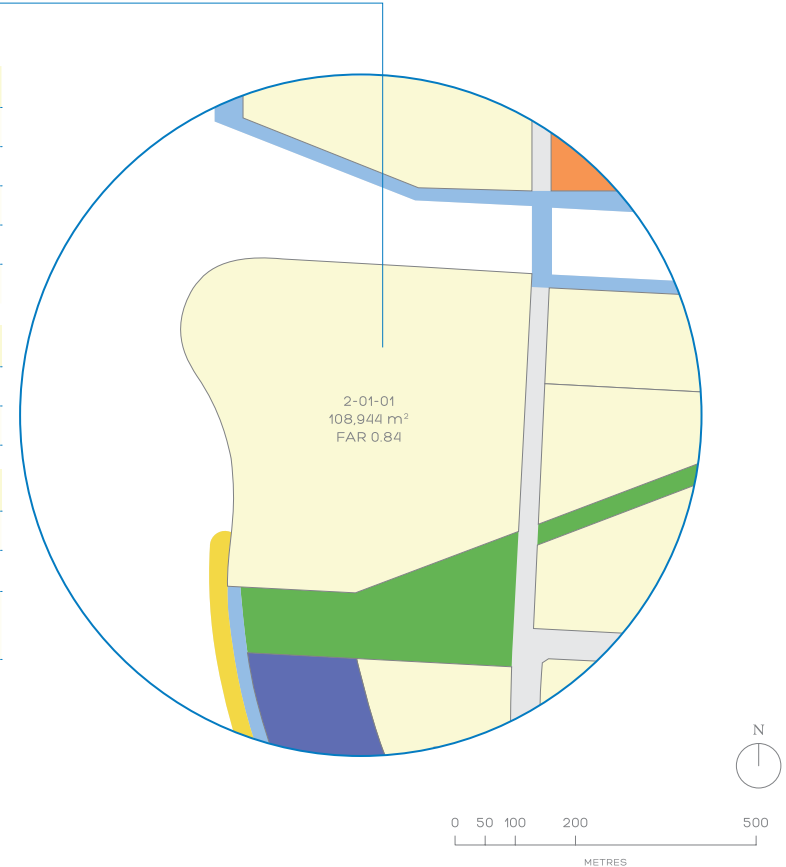


## VILLA LAND PLOT

02-01-01

### Plot Regulations

Plot Number /s	02-01-01
Plot Area	108,944.02 m <sup>2</sup>
land Use	Residential
Floor Area Ratio (FAR)	Max. 0.84
Building Height	Max. 20.0 m
Building Coverage	Max. 60%
<b>Landscape Coverage</b>	
Total Landscape Coverage	Min. 35% of Plot Area
Ground Level Landscape	Min. 30% of Plot Area
<b>Permissible Gross Floor Area</b>	
Total GFA	Max. 91,512.98 m <sup>2</sup>
Residential Use	Min. 95% of Total GFA
Other Uses	The remainder GFA can be developed for other permitted uses as per the Uses Matrix



## OTHER TYPE OF USE AS PER THE USER MATRIX

Primary type of use as stipulated by the user matrix is for mid to low rise residential condominium property.

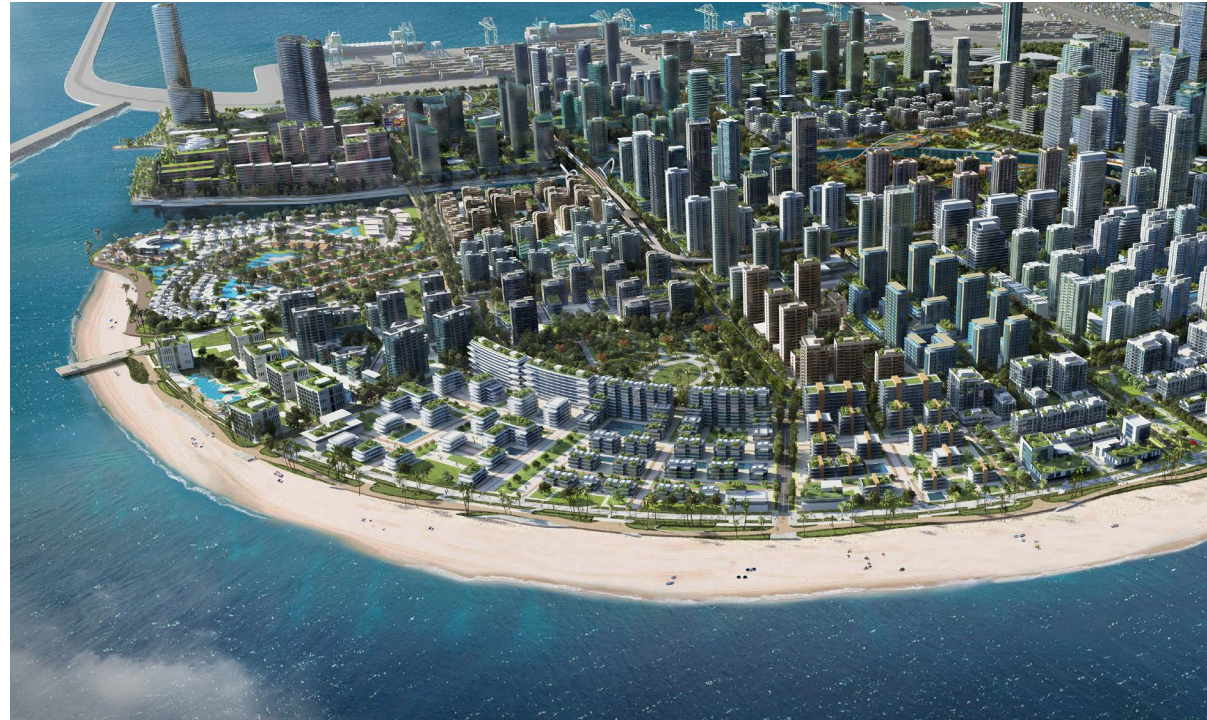
“ Non residential GFA” permits establishments of usage listed in below table These would serve to support the residents of the development

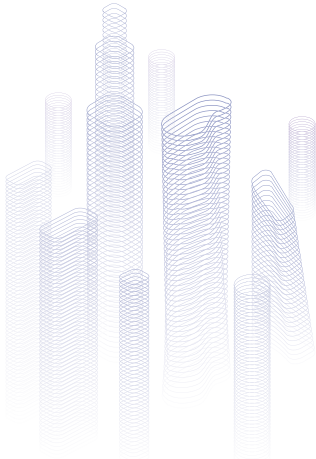
Use Group	Uses / Land Use
Residential	Low-Rise Residential
	Detached
	Semi-Detached
	Attached
	Townhouse
	Strata-Landed
Retail	Lowrise Apartment
	Convenience Store
	Retail / Repair / Personal Services / ATM
Office	Restaurant / Café / Bar
	Small / Management Office
Education	Nursery / Kindergarten / Pre-Primary
	Tertiary Education
Healthcare	Clinic / Polyclinic / Health Center
	Library
Socio - Cultural	Community / Multi-Purpose Hall
	Club House / Social / Recreation Club
Leisure & Entertainment	Swimming Pool / Complex
	Play Field / Multi-Purpose Court
	Fitness Center / Gymnasium



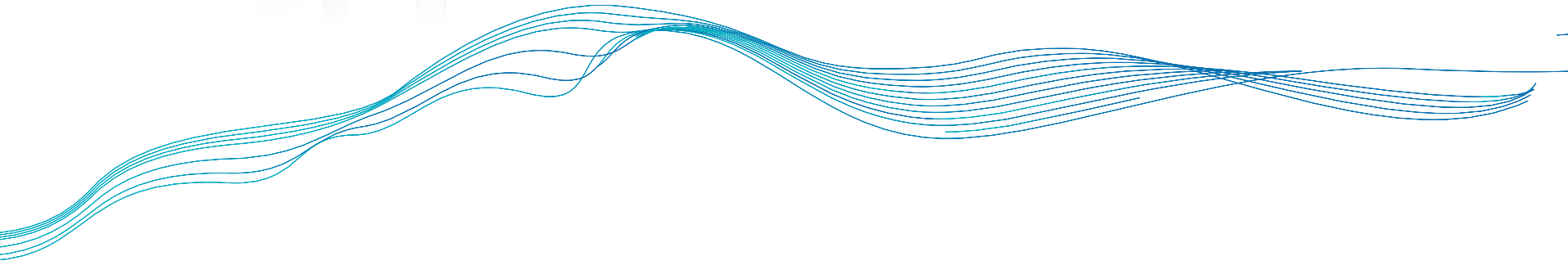
## KEY ADVANTAGES OF THE SITE

- Destined to be the most exclusive residential address not just in Sri Lanka; but positioned and marketed well in the region
- The only “Villa” concept property in the whole of PCC
- There are not properties available within port city or the main CBD that offers any comparison to the “exclusive villa plot” proposed herein
- Strategically situated within a short distance from the “Entertainment and theme park” and the Marina.
- Would have direct beach , ocean and internal salt water channel access
- Having sought opinions from local HNWI's it is apparent that there would be strong local demand for such a unique real estate opportunity. Furthermore studies by Knight Frank has shown that SL is in the top 6 destinations Indian HNWI's buy property . The said market is willing to pay a higher sum provided it's a villa type property with an ocean view.





MIXED-USE LAND PARCELS  
FINANCIAL DISTRICT 1-02-03



## OVERVIEW

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# FINANCIAL DISTRICT - MIXED USE DEVELOPMENT

## VISION FOR FUTURE DEVELOPMENT

The plot will be developed as a mixed use housing in the Financial District. The development would be connected with park connectors to enhance the feeling of “city in the garden”. Housing developments would incorporate commercial activities along the ground level. Majority of the building will be for residential use, with portion for commercial within the podium, where retail use will mainly be located along the edge abutting the waterfront open space



## MIXED USE LAND PLOT

1-02-03

### Plot Regulations

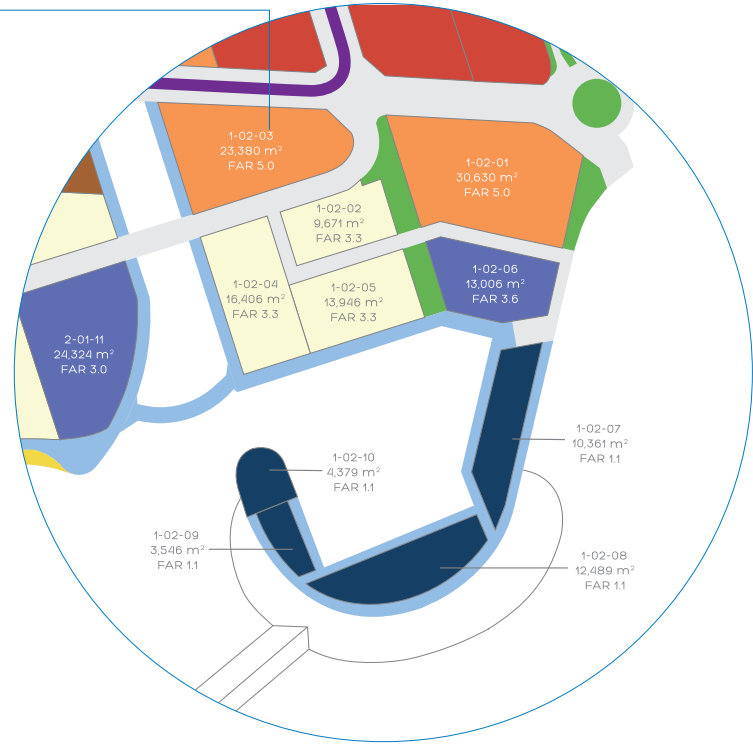
Plot Number /s	1-02-03
Plot Area	23,380.34 m <sup>2</sup>
land Use	Mixed Use
Floor Area Ratio (FAR)	Max. 5.0
Building Height	Max. 150.0 m
Building Coverage	Max. 60%

### Landscape Coverage

Total Landscape Coverage	Min. 40% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area

### Permissible Gross Floor Area

Total GFA	Max. 116,901.69m <sup>2</sup>
Residential Use	Min. 15% of Total GFA
Non-Residential Use	Min. 60% of Total GFA
Other Uses	The remainder GFA can be developed for other permitted uses.



## OTHER TYPE OF USE AS PER THE USER MATRIX

Primary type of use as stipulated by the user matrix is for mid to low rise residential condominium property.

“ Non defined GFA” permits establishments of usage listed in below table These would serve to support the development

Use Group	Uses / Land Use
Residential	Mixed-Use 1
	Mid-Rise Apartments
	High-Rise Apartments
	Low-Rise Apartments
	Townhouse
	Strata-Landed
Retail	Serviced Apartments
	Convenience Store
	Retail / Repair / Personal Services / ATM
	Farmers Market / Flea Market
	Showroom
	Hyper Market
	Department Store
	Shopping Mall
	Big Box Store
	Restaurant / Café / Bar

Office	Small / Management Office
	General Office
	Corporate Office
	Financial Institute
	Media Studio
	Science / Technology Institutes
	IT Institutes
Service	Hotel
	Banks
	Convention / Conference / Exhibition / Expo
Education	Nursery / Kindergarten / Pre-Primary
	Tertiary Education
Healthcare	Clinic / Polyclinic / Health Center
	Veterinary Clinic
	Hospital / Special Hospital
	Wellness / Screenings / Diagnostic Center
Socio - Cultural	Library
	Art Gallery
	Cultural Center
	Museum
	Auditorium/ Opera House

Leisure & Entertainment	Amusement Center
	Discotheque / K1V Lounge / Nigh Club
	Club House /Social / Recreation Club
	Cinema / Multiplex
Sports and Recreation	Swimming Pool / Complex
	Play Reid / Multi-Purpose Court
	Indoor Sport Complex
	Fitness Center / Gymnasium

# KEY FINANCIAL INDICATORS

## Listed Land Pricing

1-02-03 : \$ 3,600 psm = \$ 84.2 m

## CONSTRUCTION COSTS ESTIMATES

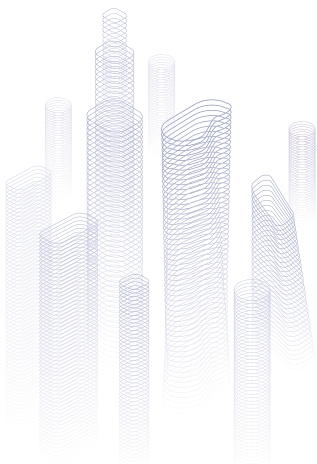
- High-rise (150 m) office constructed at a cost of \$ 1,250 per BUA and retail at \$ 1,100 per BUA
- High-rise (150m) residential construction at a cost of \$ 1,400 per BUA
- Car parking at \$ 650 psm

## ESTIMATED TOTAL PROJECT COST

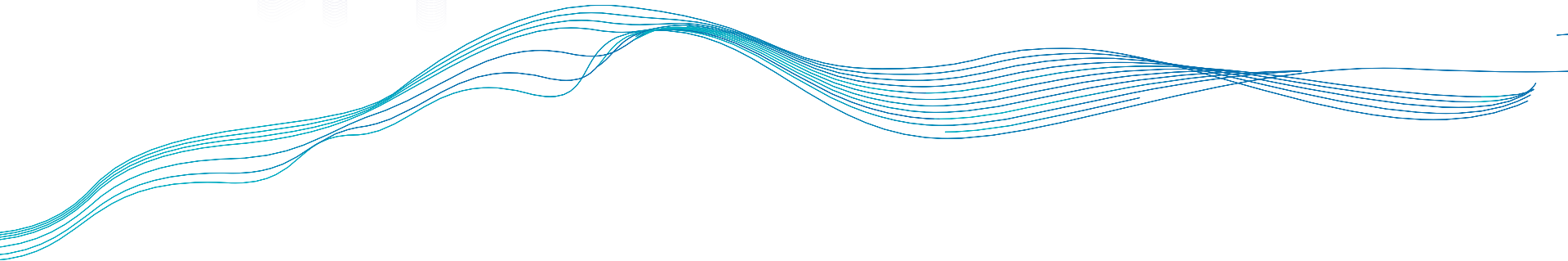
(Including construction, sales and marketing, interest and financing, consultancy and statutory fees)

### Estimated Total Project Cost

Total = \$ 365.9 m



HOSPITALITY LAND PARCELS  
HOTEL USE 1-02-06 / 2-01-011





## OVERVIEW

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# HOTEL USE LAND PLOT

## OVERVIEW

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# HOTEL USE LAND PLOT

1-02-06

The plot is part of the leisure destination that hosts the marina, retail and dining facilities attracting people from the CPCDP and the whole of Colombo. The plot marks the entry point of the waterfront open space to the marina. The hotel is envisaged to be the tallest development in the Marina District offering panoramic views of the existing CBD and the Financial District in CPCDP and the Indian Ocean. Given the prime location, the architecture of the building is conceived to be iconic. Majority of the building will be for hotel use, with portion for retail use mainly located within the podium development along ground levels.

2-01-11

The Island Living District is predominantly residential district with few mixed use developments and hotel properties as key anchor commercial developments. The hotel is located at the starting point of the beach and offers great panoramic views of the existing CBD, the financial district, the Marina district and the Indian Ocean. Given the prime location, the architecture of the building is conceived to be iconic. Majority of the building will be for hotel use, with portion for retail use mainly located within the podium development along ground levels.



## HOTEL USE LAND PLOT

1-02-06

### Plot Regulations

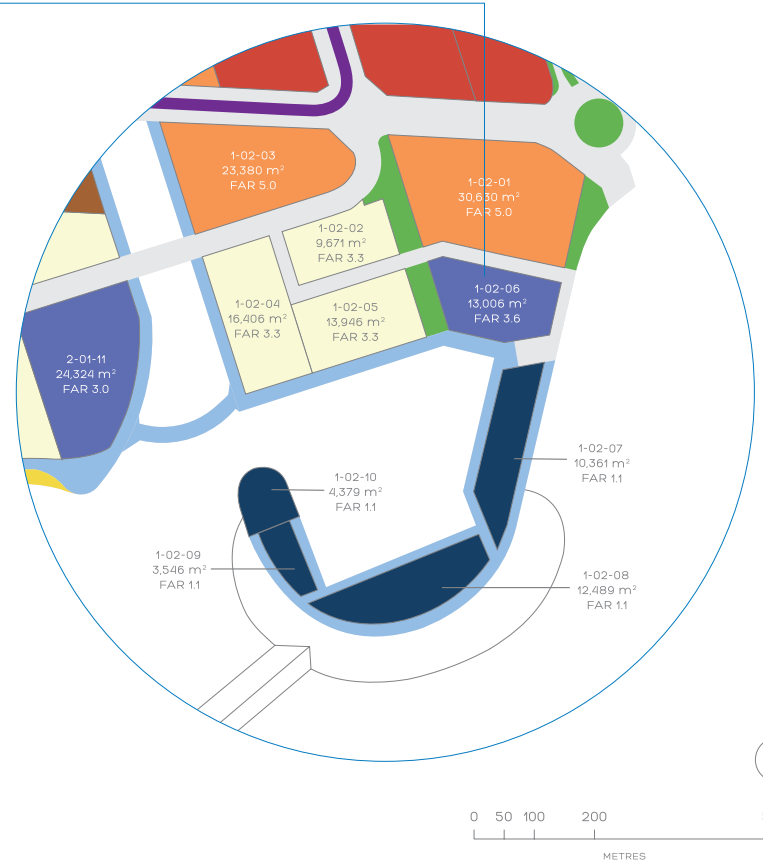
Plot Number /s	1-02-06
Plot Area	13,005.71 m <sup>2</sup>
land Use	Hotel
Floor Area Ratio (FAR)	Max. 3.6
Building Height	Max. 150 m
Building Coverage	Max. 40%

### Landscape Coverage

Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area

### Permissible Gross Floor Area

Total GFA	Max. 46,820.56 m <sup>2</sup>
Hotel Use	Min. 60% of Total GFA
Non-Hotel Use	Max. 40% of Total GFA



## HOTEL USE LAND PLOT

2-01-11

### Plot Regulations

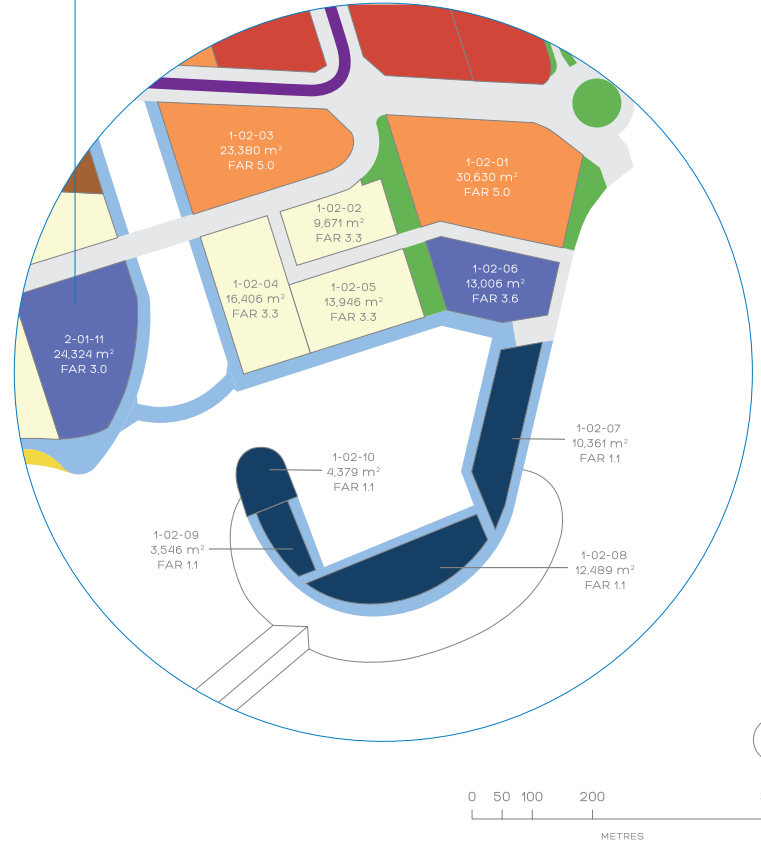
Plot Number /s	2-01-11
Plot Area	24,324.16 m <sup>2</sup>
land Use	Hotel
Floor Area Ratio (FAR)	Max. 3.0
Building Height	Max. 120 m
Building Coverage	Max. 40%

### Landscape Coverage

Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area

### Permissible Gross Floor Area

Total GFA	Max. 72,972.48 m <sup>2</sup>
Hotel Use	Min. 60% of Total GFA
Non-Hotel Use	Max. 40% of Total GFA

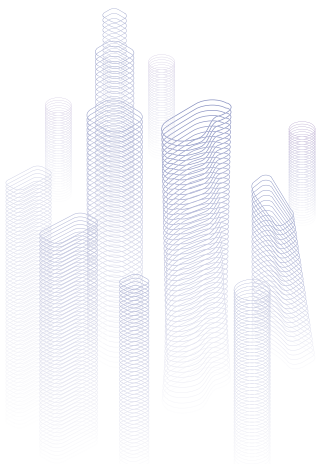


## OTHER TYPE OF USE AS PER THE USER MATRIX

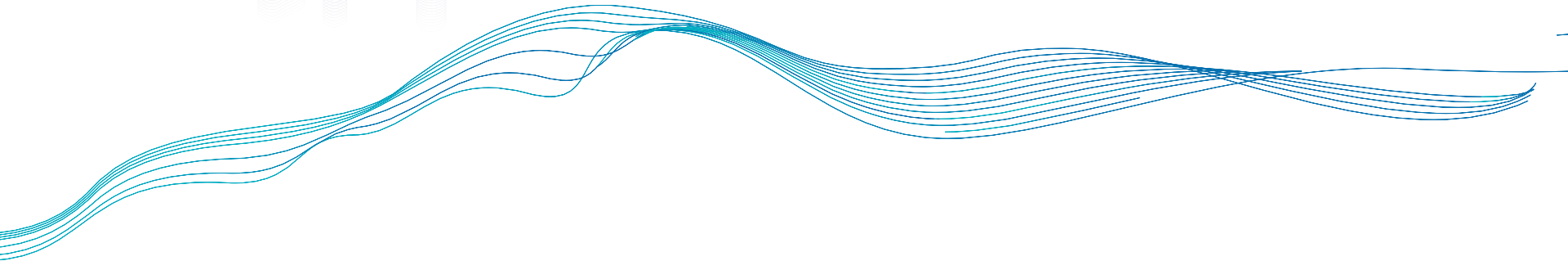
Primary type of use as stipulated by the user matrix is for mid to low rise residential condominium property.

“ Non hotel GFA” permits establishments of usage listed in below table These would serve to support the hotel development

Use Group	Uses / Land Use
	<b>Hotel Use</b>
Residential	Low-Rise Apartments
	Serviced Apartments
Retail	Convenience Store
	Retail / Repair / Personal Services / ATM
	Restaurant / Café / Bar
Office	Small / Management Office
	General Office
Service	Hotel
	Resort/ Chalet/ Holiday House
Socio - Cultural	Art Gallery
Leisure & Entertainment	Discotheque / (TV Lounge / Nightclub
	Club House / Social / Recreation Club
Sports and Recreation	Swimming Pool / Complex
	Fitness Center / Gymnasium



MARINA FRONT RESIDENTIAL  
1-02-02 / 1-02-04 / 1-02-05



## OVERVIEW

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# MARINA FRONT RESIDENTIAL

## VISION FOR FUTURE DEVELOPMENT

The residential plot is part of the leisure destination that hosts the marina, retail and dining facilities, club house, yacht club, hotel and open public space. The district will promote tourism and will attract people both from CPCDP and Colombo City. The residential block is a mid-rise development allowing the residents to enjoy the view of the marina and the Indian Ocean.



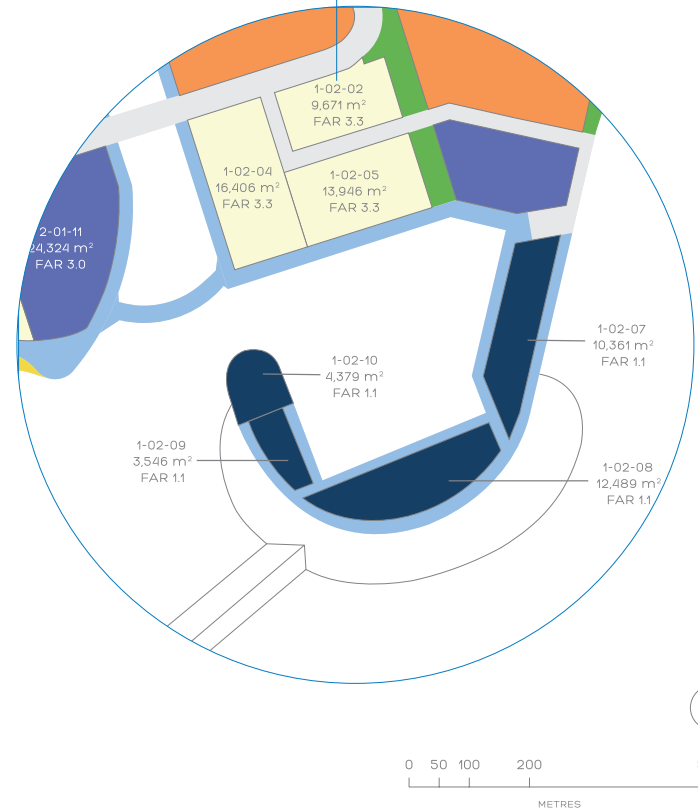
## RESIDENTIAL LAND PLOT

1-02-02

### Plot Regulations

Plot Number /s	01-02-02
Plot Area	9,670.62 m <sup>2</sup>
land Use	Residential
Floor Area Ratio (FAR)	Max. 3.3
Building Height	Max. 60.0 m Approx. 15 -18 floors
Building Coverage	Max. 40%
<b>Landscape Coverage</b>	
Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area
<b>Permissible Gross Floor Area</b>	
Total GFA	Max. 31,913.05 m <sup>2</sup>
Residential Use	Min. 90% of Total GFA
Non-Residential Use	Max. 10% of Total GFA

Total envisaged investment :  
Indicative ROI:

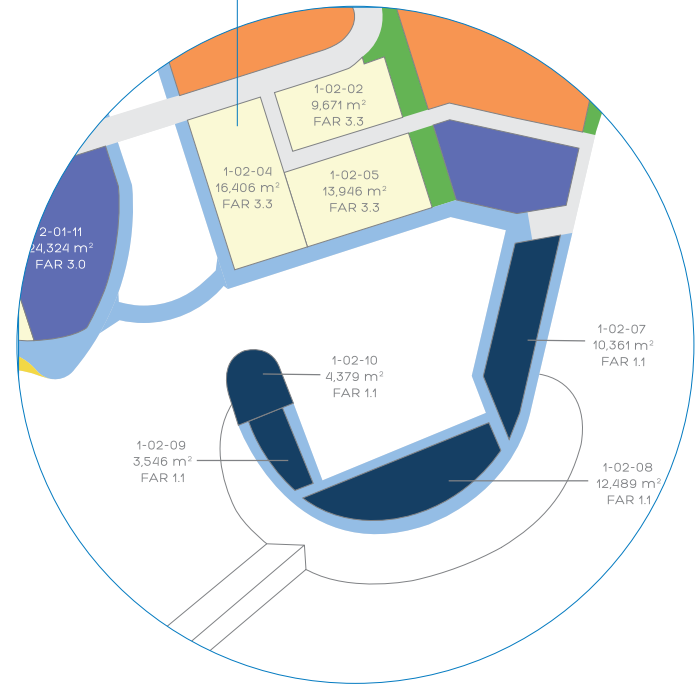


## RESIDENTIAL LAND PLOT

1-02-04

### Plot Regulations

Plot Number /s	1-02-04
Plot Area	16,406.35 m <sup>2</sup>
land Use	Residential
Floor Area Ratio (FAR)	Max. 3.3
Building Height	Max. 40.0 m Approx. 12 floors
Building Coverage	Max. 50%
<b>Landscape Coverage</b>	
Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area
<b>Permissible Gross Floor Area</b>	
Total GFA	Max. 54,140.95 m <sup>2</sup>
Residential Use	Min. 90% of Total GFA
Non-Residential Use	Max. 10% of Total GFA



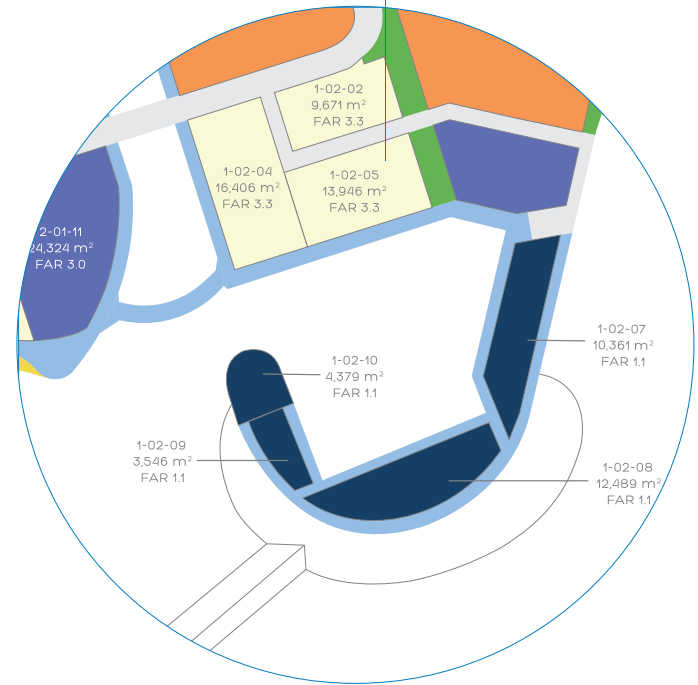


## RESIDENTIAL LAND PLOT

1-02-05

### Plot Regulations

Plot Number /s	1-02-05
Plot Area	13,945.87 m <sup>2</sup>
land Use	Residential
Floor Area Ratio (FAR)	Max. 3.3
Building Height	Max. 40.0 m Approx. 12 floors
Building Coverage	Max. 50%
<b>Landscape Coverage</b>	
Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area
<b>Permissible Gross Floor Area</b>	
Total GFA	Max. 46,021.37 m <sup>2</sup>
Residential Use	Min. 90% of Total GFA
Non-Residential Use	Max. 10% of Total GFA



## OTHER TYPE OF USE AS PER THE USER MATRIX

Primary type of use as stipulated by the user matrix is for mid to low rise residential condominium property.

“ Non residential GFA” permits establishments of usage listed in below table These would serve to support the residents of the development

Use Group	Uses / Land Use
Residential	Mid-Rise Residential
	Mid-Rise Apartments
	High-Rise Apartments
	Townhouse
	Strata-Landed
	Serviced Apartments
Retail	Convenience Store
	Retail / Repair / Personal Services / ATM
	Farmers Market / Flea Market
	Showroom/ Supermarket
Office	Restaurant / Café / Bar
	Small / Management Office
Education	Nursery / Kindergarten / Pre-Primary
	Tertiary Education
Healthcare	Clinic / Polyclinic / Health Center
	Library
Socio - Cultural	Community / Multi-Purpose Hall
	Club House / Social / Recreation Club
Leisure & Entertainment	Swimming Pool / Complex
	Play Field / Multi-Purpose Court
Sports and Recreation	Fitness Center / Gymnasium

## KEY ADVANTAGES OF THE SITE

- The two larger marina residential plots have water front views.
- Plot 1-02-05 has a direct, uninterrupted views of the marina and access to the main boulevard
- Plot no 1-02-04 while enjoying a direct uninterrupted view of the marina ; would also have direct views of the salt water channel meandering through Port City
- The smallest parcel of land at PCC being plot 1-02-02 will enjoy the convenience of being located right next to the International Financial Center and bordering a lush green linear park
- All three parcels are within walking distance to what is destined to be the most sought after luxury leisure marina in South Asia, the IFC offering 180k sqft of retail inclusive of a large down town duty free, the marina hotel and another luxury city resort hotel just across the channel.
- Furthermore these 03 plots are the closest residential parcels to the mainland with easy access to Galle road
- These 03 residential parcels will continue to enjoy the unique USP of being the only 03 residential properties in the Marina precinct. It is internationally seen that properties adjoining Luxury Marinas appreciate far more in value.



# KEY FINANCIAL INDICATORS

## Listed Land Pricing

1-02-04 : \$ 3,585 psm = \$ 58.8 m

1-02-05 : \$ 3,555 psm = \$ 49.6 m

1-02-02 : \$ 3,300 psm = \$ 31.9 m

Total = \$ 140.3 m

## CONSTRUCTION COSTS ESTIMATES

- Mid-rise (40-60 m) marina residential will be constructed at a cost of \$ 1,250 per BUA
- Car parking at \$ 650 psm

## ESTIMATED TOTAL PROJECT COST

(Including construction, sales and marketing, interest and financing, consultancy and statutory fees)

## Estimated Total Project Cost

1-02-04 : \$ 180.0 m

1-02-05 : \$ 154.0 m

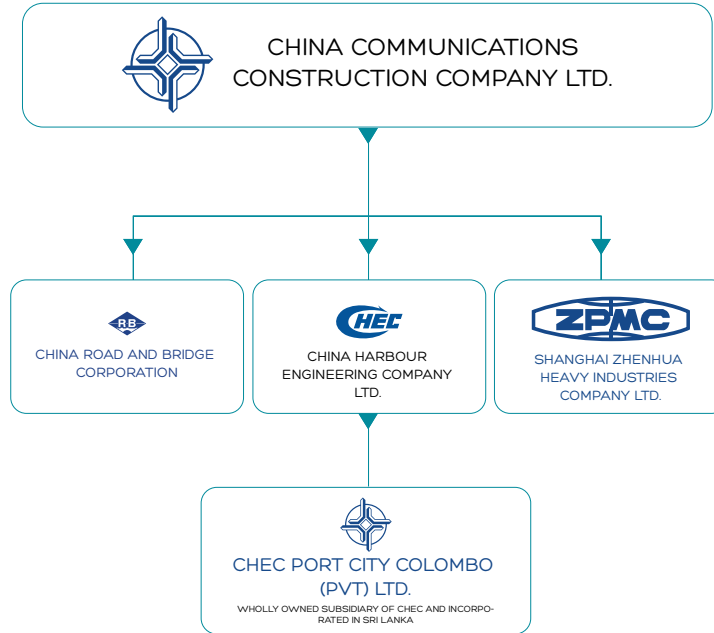
1-02-02 : \$ 105.5 m

Total = \$ 439.5 m



THE PROJECT COMPANY  
WHO WE ARE

# CCCC CORPORATE STRUCTURE



CCCC IS A FORTUNE  
500 COMPANY

OFFICES IN 140  
COUNTRIES

OVER 120,000 DIRECT  
EMPLOYEES

SL SERVES AS THE  
REGIONAL HQ OF CCCC

## PROJECT SHOWCASE



PLATFORM FOR CHEK LAP KOK AIRPORT, HONG KONG



PENANG SECOND CROSSING BRIDGE, MALAYSIA



GRAND LISBOA HOTEL, MACAU

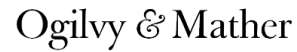


PORT SAID EAST CONTAINER  
TERMINAL - PHASE 2, MARINE WORKS, EGYPT



## A COLLABORATIVE EFFORT

### INTERNATIONAL CONSULTANTS



### LOCAL CONSULTANTS





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