



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



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

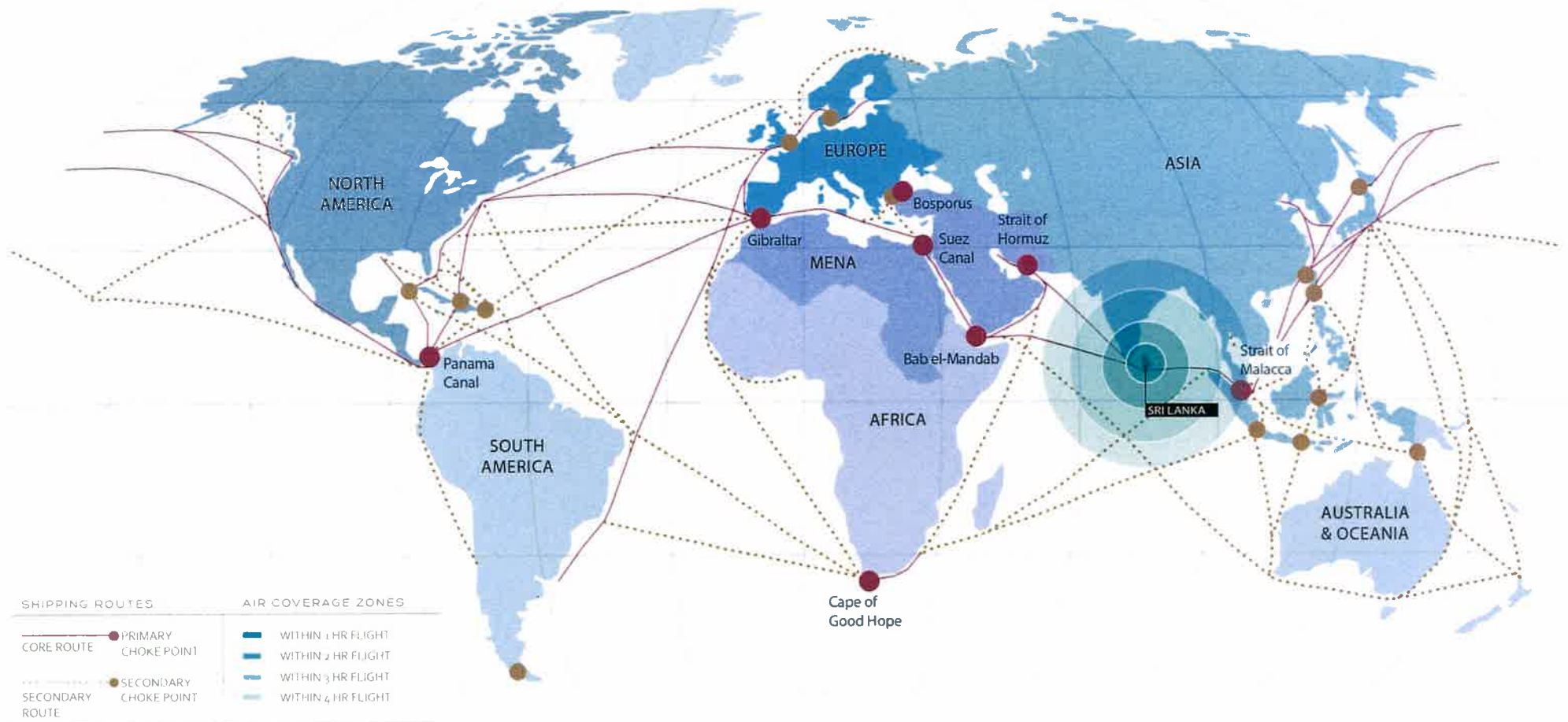


WITH AN EXPECTED CITY POPULATION OF  
**273,000**



CREATING  
**143,000**  
NEW JOBS

# A STRATEGIC LOCATION



# COLOMBO'S CONNECTIVITY NETWORK



## STRATEGIC LOCATION

- Colombo Port Ranked 1<sup>st</sup> in South Asia, 22<sup>nd</sup> Worldwide (WB, SA&P Global 2022).
- Cargo handling 3.9 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



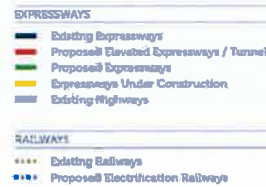
## AGILE TALENT

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



## QUALITY OF LIFE

- 1<sup>st</sup> in South Asia (Human Development Index 2025)
- 9<sup>th</sup> most friendly country in the world (Condé Nast Traveler 2025)
- 8 world heritage sites & recreational activities
- World-class domestic & commercial, healthcare, real estate, high-end leisure facilities



---

# 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



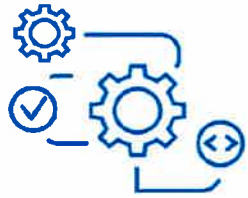
## GREEN CHANNEL FOR VISA

- 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

# 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

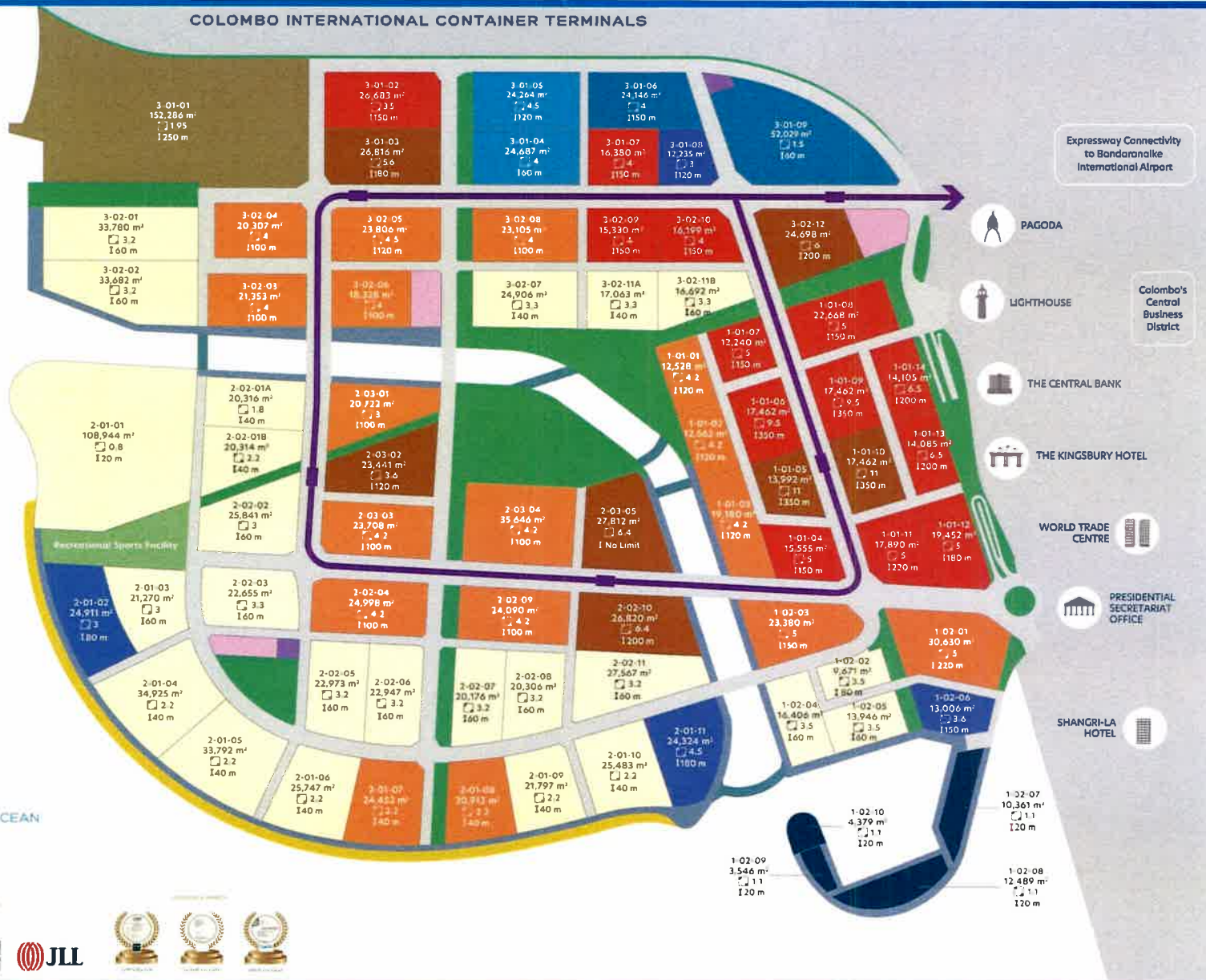
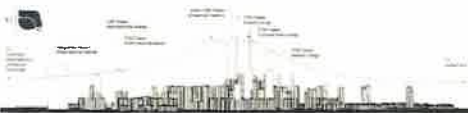
## PLOT SPECIFICATION

- FLOOR AREA RATIO
- MAXIMUM HEIGHT

N

0 50 100 200 500

METRES



Expressway Connectivity to Bandaranaike International Airport



PAGODA



LIGHTHOUSE

Colombo's Central Business District



THE CENTRAL BANK



THE KINGSBURY HOTEL



WORLD TRADE CENTRE



PRESIDENTIAL SECRETARIAT OFFICE



SHANGRI-LA HOTEL

INDIAN OCEAN

---

## BUSINESSES OF STRATEGIC IMPORTANCE (BSI)



## PRIMARY BUSINESSES OF STRATEGIC IMPORTANCE (BSI)

REAL ESTATE INVESTMENTS, DEVELOPMENTS AND OPERATIONS

		0% AFTER PROJECT IMPLEMENTATION PERIOD **	PROJECT IMPLEMENTATION PERIOD
<p>≥300 CREATE EMPLOYMENT OPPORTUNITIES</p> <p>≥100 CREATE EMPLOYMENT OPPORTUNITIES</p>	<b>Category A</b> INVESTMENT ≥ USD 100Mn	10 YEARS	5 YEARS
	<b>Category B</b> INVESTMENT ≥ USD 500Mn	12 YEARS	6 YEARS
	<b>Category C</b> INVESTMENT ≥ USD 1,000Mn	15 YEARS	8 YEARS
	<b>Category D*</b> 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.

## SECONDARY BUSINESSES OF STRATEGIC IMPORTANCE (BSI)

ANY APPROVED AP IDENTIFIED 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.

## 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)



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



	Category A	Category B	Category C	Category D*
	INVESTMENT ≥ USD 100Mn	INVESTMENT ≥ USD 500Mn	INVESTMENT ≥ USD 1,000Mn	INVESTMENT ≥ USD 25Mn
<b>Exemption Period During Project Implementation Period (No. of Years)</b>	<b>05 Years</b>	<b>06 Years</b>	<b>08 Years</b>	<b>04 Years</b>

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%**  
Concessionary  
Corporate  
Income Tax for  
**04-years**

# 5-YEAR STRATEGIC PLOT ROLL OUT



- ★ ★ ★ ★ ★
- INTEGRATED RESORT**
- Plot: 15.2 ha (37.6 acres), GFA: 296,956 m<sup>2</sup>
  - Luxury Hotel, Casino,
  - Indoor & Outdoor Amusement Parks,
  - Retail & Entertainment offerings



- ★ ★ ★ ★ ★
- LUXURY BEACH VILLAS**
- Plot: 10.9 ha (26.9 acres)
  - GFA: 87,155 m<sup>2</sup>
  - 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 m<sup>2</sup>
  - 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 m<sup>2</sup>
  - Luxury international chain branded hotel & suites with beach access



- PREMIUM BRAND INTERNATIONAL UNIVERSITY**
- Plot: 3-01-06
  - GFA: 82,497 m<sup>2</sup>



- MEDICAL TOURISM FOCUSED INTERNATIONAL HOSPITAL**
- Plot: 2.4 ha (6.0 acres)
  - GFA: 96,534 m<sup>2</sup>
  - Capacity: 500+ beds



- INTERNATIONAL CONVENTION CENTRE**
- Plot: 52,029 m<sup>2</sup> + 12,235 m<sup>2</sup>
  - GFA: 78,044 m<sup>2</sup> + 36,705 m<sup>2</sup>
  - Capacity: 33,000 m<sup>2</sup> of event spaces + 450 key business hotel



- PREMIUM BRAND INTERNATIONAL SCHOOL**
- Plot: 2.5 ha (6.1 acres)
  - GFA: 98,748 m<sup>2</sup>
  - Capacity: ~1,000 students



- CEYLON REAL ESTATE HOLDINGS**
- Plot: 3.1 ha (7.5 acres)
  - GFA: 153,150 m<sup>2</sup>
  - Flagship Office Tower
  - Luxury Residential Apartments
  - Duty Free Retail Mall
  - Serviced Apartments



- ICC PORT CITY (PVT) LTD**
- Plot: 1.4 ha (3.5 acres)
  - GFA: 43,611 m<sup>2</sup>
  - 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](mailto:investment_info@chec.lk)  
[www.portcitycolombo.lk](http://www.portcitycolombo.lk)

The information in this document is indicative and intended to act as a guide only as to the finished product. All photographs, images, drawings and sketches contained herein represent artist's impression of the development only. All information contained herein shall be subject to the final plans approved by the relevant Government authorities and legal documentation. Due to the developer's policy of continuous improvement, the developer reserves the right to modify any parts of the scheme prior to completion and the finished product, schedules, timeframes, layout information and specifications outlined in this brochure are subject to change and may vary from the information provided. While every reasonable care has been taken in preparing this brochure, neither the Land Owner nor the Developer nor the Agent nor any of their officers, employees, consultants or representatives shall be held responsible for any inaccuracies in its content. It should be noted that this brochure or any part of its contents is not intended to form part of any offer or contract or to be a guarantee or warranty of any manner whatsoever.