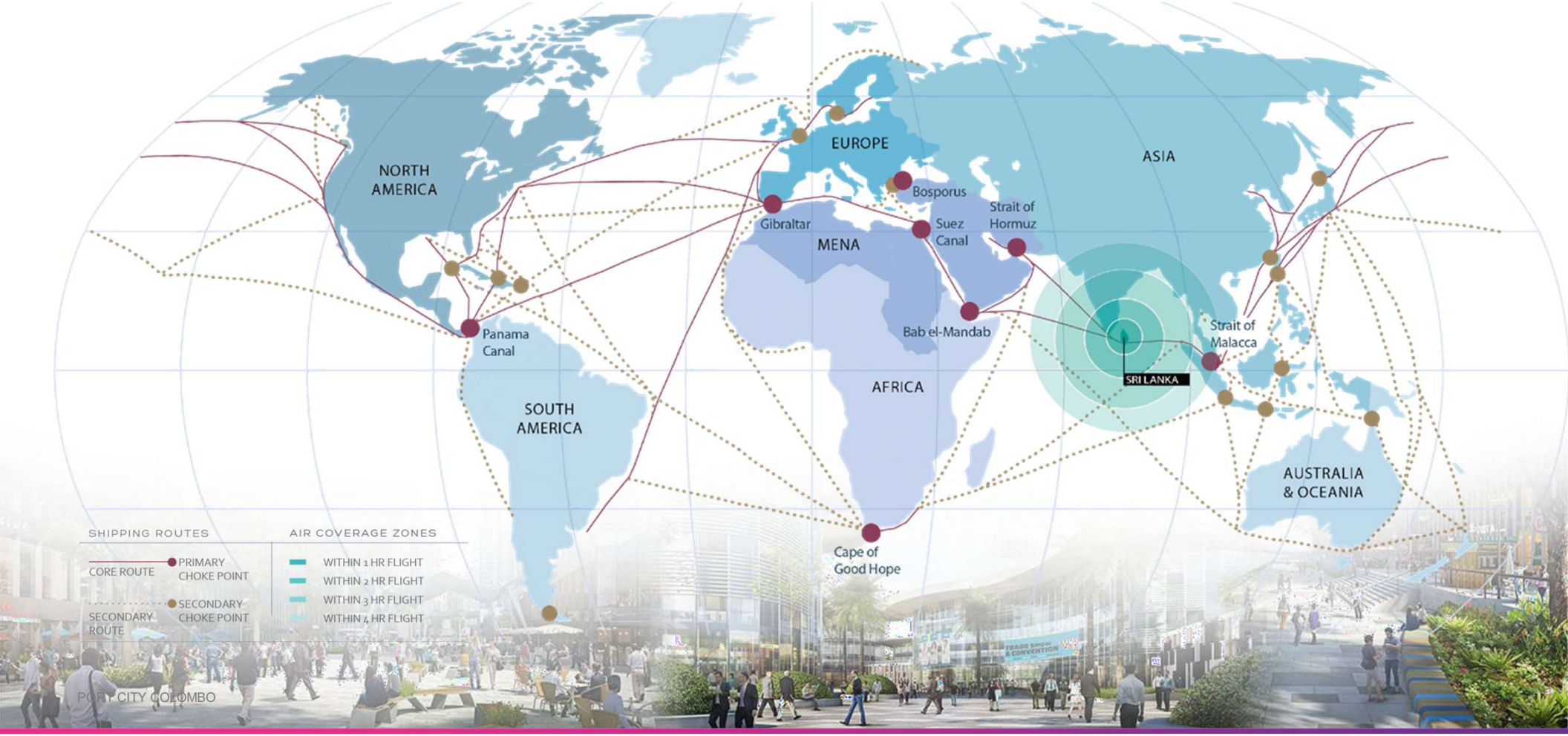
PORT CITY
COLOMBO
THE GATEWAY TO SOUTH ASIA
A CATALYST FOR ECONOMIC TRANSFORMATION IN SRI LANKA AND THE REGION

# PORT CITY COLOMBO

Sri Lanka's largest PPP project set to be the region's business and lifestyle destination for the future.

Port City Colombo has direct access to an elevated highway that connects to the existing airport expressway, providing a 25-minute travel time to Bandaranaike International Airport (BIA)

# A STRATEGIC LOCATION



# 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

## 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

## ONLINE APPLICATION PROCESS WITH COMPACT TIMELINES

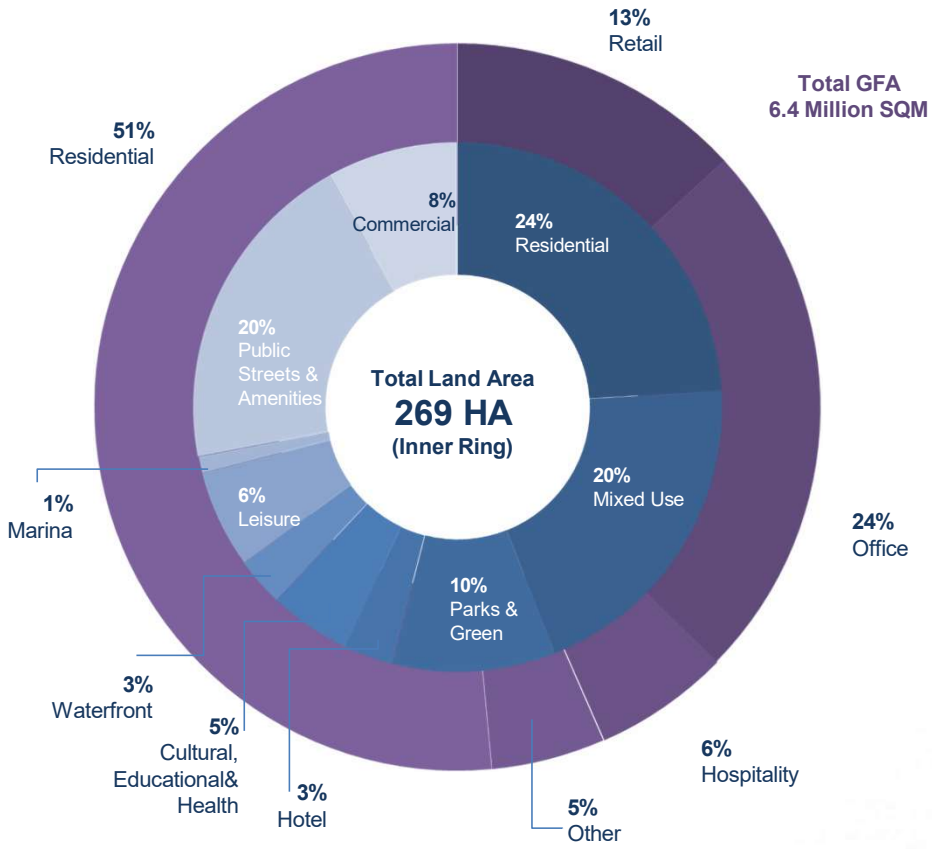
In 2021, The Colombo Port City Economic Commission Act, No. 11 of 2021 (Port City Act)" was approved by Government of Sri Lanka.

# OVERVIEW OF PORT CITY COLOMBO

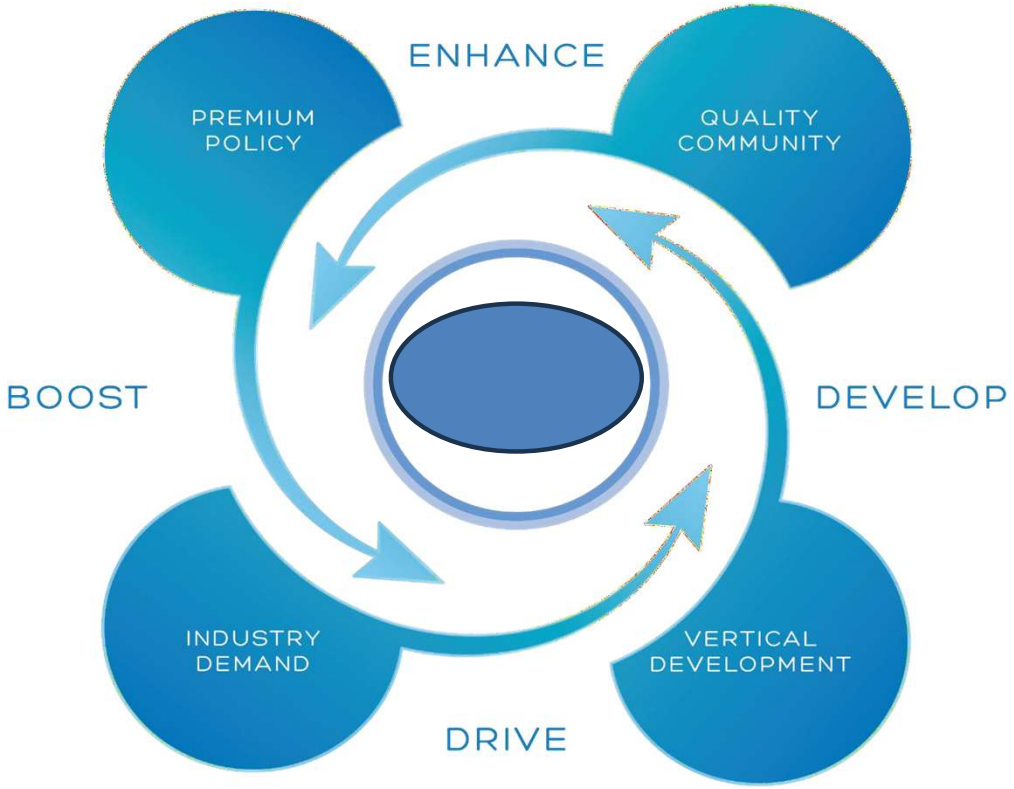
Sri Lanka's first master planned township development, to position Colombo as vibrant international city.
A multi-services SEZ to re-align Colombo's appeal as a destination for international trade & commerce.

- **269 HA** Owned by the Government of SL
- **179 HA** Of land extent for City development
- **91 HA** Of public space
- **109 HA** Of Swimming Lagoon
- **5** Distinct Precincts
- **6.4 MILLION SQM** Gross Floor Area (GFA)
- **143,000** New Jobs
- **273,000** City Population (Expected)
- **USD 20 BILLION** Investment on completion
- **45 HA** of **Green Spaces** will be available

*143,000 Direct Jobs : PWC Economic Impact Analysis



# PROGRESSIVE POLICY DRIVEN ECONOMICALLY RING-FENCED CITY BY THE SEA




In 2021, The Colombo Port City Economic Commission Act, No. 11 of 2021 **(CPCEC 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

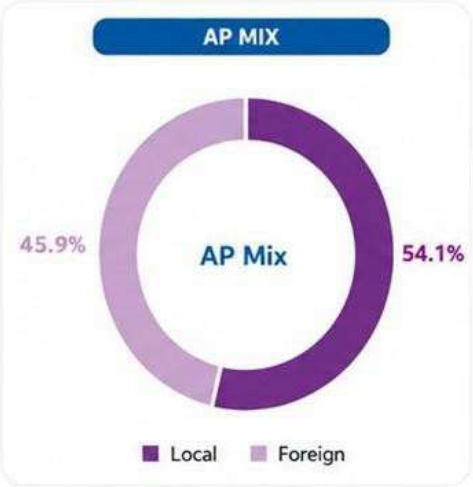
TOURISM

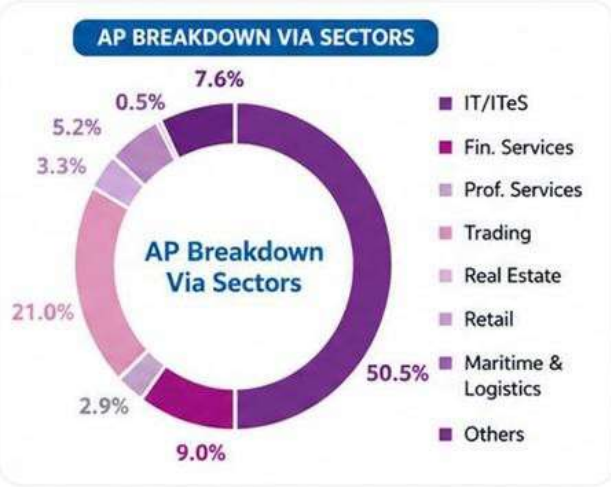
# A THRIVING ECOSYSTEM HAS BEGUN TO TAKE SHAPE WITH MARQUEE CORPORATES MAKING THEIR HOME

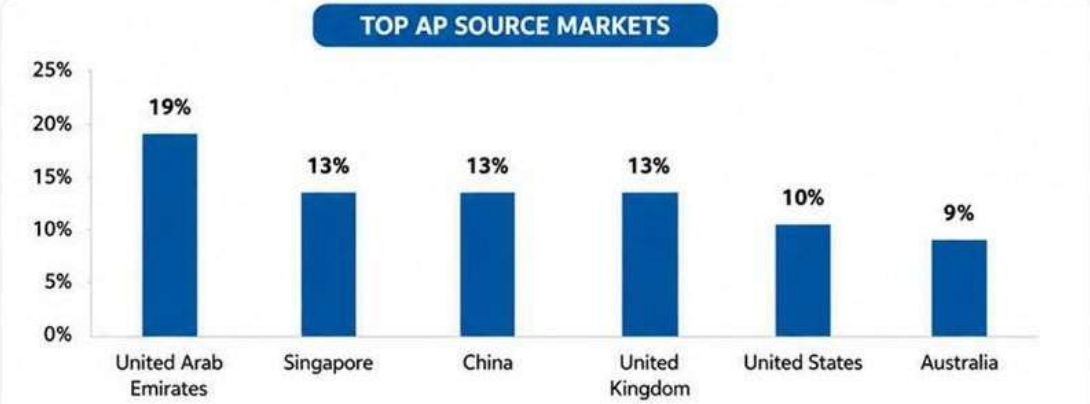
Since the market outreach programme began in August 2023, we have seen significant interest from both home and abroad.

IT/ITeS has seen the highest footfall in terms of the AP rollout followed by Trading and Financial Services

Several global businesses have already set up and commenced operations from the Area of Authority that is Colombo Port City.





# 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 |
|---|---|---|---|
| ≥300 CREATE EMPLOYMENT OPPORTUNITIES | **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 |
| ≥100 CREATE EMPLOYMENT OPPORTUNITIES | **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.*

## 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.

ON

500

PRIMARY DEVELOPER

IEC PORT CITY COLOMBO (PVT) LTD

KEY CONSULTANTS

SURBANA JURONG

JLL

# 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

★ ★ ★ ★ ★

## 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: 96,584 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

## 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: 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

Only 10 feature development parcels have been depicted above.

# PROGRESS UPDATE

**Utilities Infrastructure:**

Power Network has been connected to the National Grid. Connections available for plots immediately from current city grid.

The potable water system is connected to the Colombo water network.

The sewage water system is connected to Colombo sewage network.

Sri Lanka's top 2 telecommunication providers are set to provide services in Port City Colombo, with infrastructure ready to connect to the Plot.

**Regulations:**

All regulations including Offshore Banking Regulations have been duly passed by Parliament of Sri Lanka. The Betting and Gaming regulation has been drafted and will be passed in line with the set up of the country's gaming regulator.

**Land Leases**

8 land parcels have been leased out. 4 other land parcels have been committed and are in discussion for financial closure to local and foreign investors.

**Business Ecosystem**

Over 200 companies have applied of which, most have been approved and commenced commercial operation marking the first steps in cultivating a thriving business ecosystem.

## BEACH CLUB & HOTEL

PORT CITY HAPPY HARBOUR

A vibrant beachfront destination combining hospitality, entertainment, wellness, and social experiences within Port City Colombo. Inspired by the natural form of scattered seashells, the development creates a lightweight, visually iconic coastal retreat connected directly to the promenade and beachfront.

- 30–40 Key Modular Hotel
- Infinity Pool & Sunset Lounge
- Beach club, DJ decks, dining & private cabanas

## EVENT AIR DOME

MULTI-PURPOSE EVENT VENUE

A landmark indoor event destination designed to position Colombo as a regional hub for exhibitions, entertainment, sports, and business events. The venue supports diverse event formats through modular layouts, modern infrastructure, and high-capacity operational flexibility.

- Large-Scale Indoor Venue
- Concerts, Exhibitions & Conferences
- Adaptive Seating & Smart Technology

## SPORTS CENTRE

MULTI-PURPOSE EVENT VENUE

A modern sports and wellness destination within Port City Colombo designed to support recreation, fitness, and community engagement. The development combines professional training spaces, recovery facilities, lifestyle experiences, and social interaction into a dynamic urban sports hub.

- Indoor & Outdoor fitness & recreation zones
- Hydrotherapy, sauna, steam & wellness amenities
- Sports bar, shopping, viewing screens & kids zone

PREMIUM LEISURE AND ENTERTAINMENT EXPERIENCE

# 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 1, Building A, Port City Business Centre – IT Park, Port City Colombo, Colombo 01, Sri Lanka
Tel: +94 778 388 888 | Email: investment_info@chec.lk
www.portcitycolombo.lk

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