

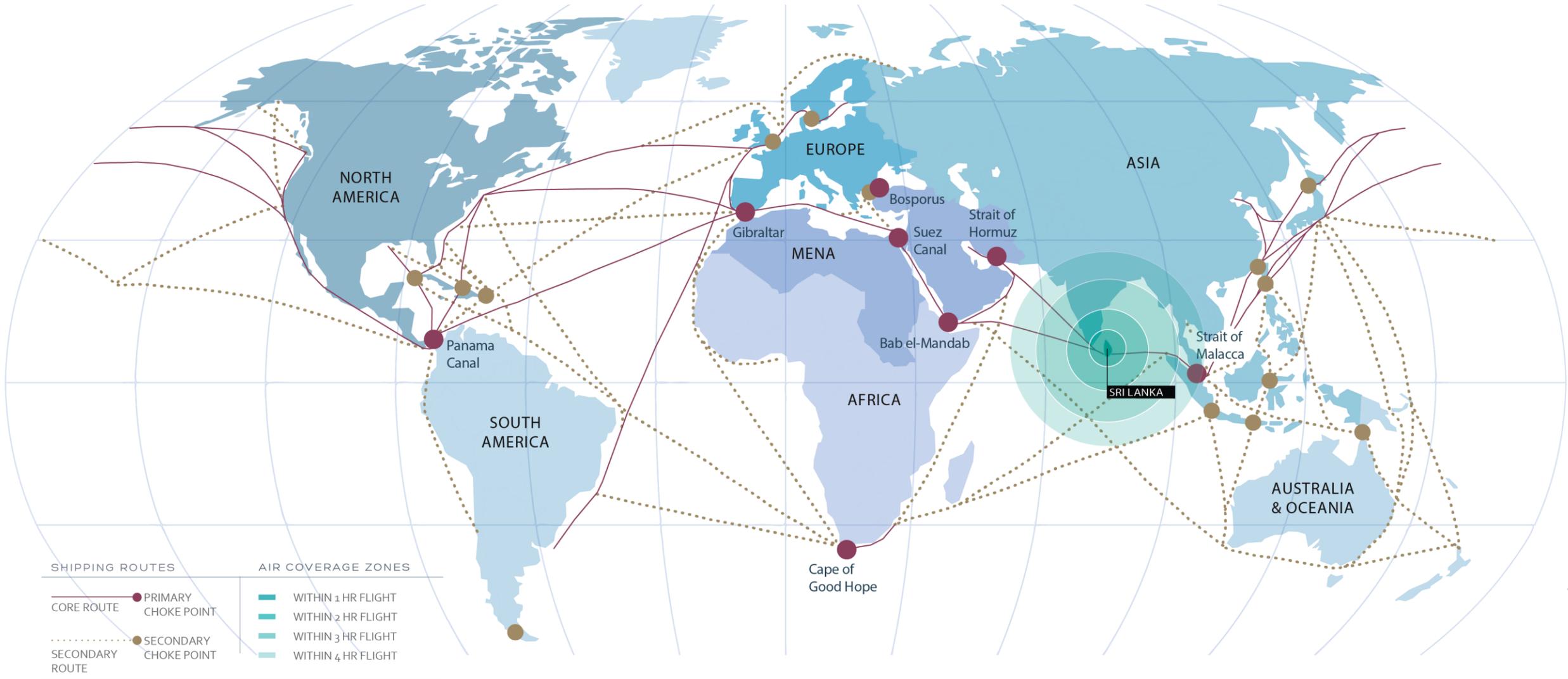


PORT CITY  
COLOMBO

# THE GATEWAY TO SOUTH ASIA

A CATALYST FOR ECONOMIC TRANSFORMATION IN SRI LANKA AND THE REGION

# 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 6.9 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



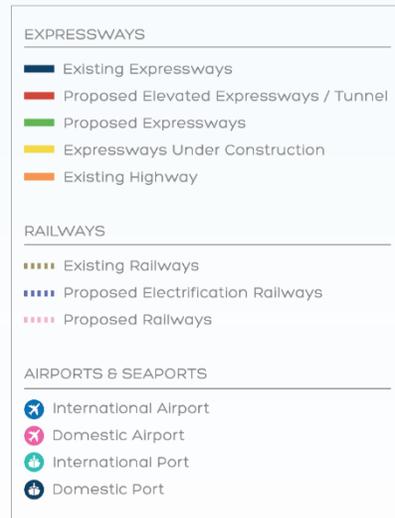
## AGILE TALENT

- 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 2022)
- 9<sup>th</sup> most friendly country in the world (Conde Nast Traveler 2022)
- 8 world heritage sites & recreational activities
- World-class domestic & commercial, healthcare, real estate, high-end leisure facilities



# 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**  
FOREIGN DIRECT INVESTMENT UPON COMPLETION



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



CREATING  
**143,000**  
NEW JOBS

# PWC ECONOMIC IMPACT ASSESSMENT



ECONOMIC VALUE ADDITION  
**+USD 19.2 BN**  
DURING CONSTRUCTION  
**+USD 13.7 BN**  
\$650 PER CAPITA WHEN  
OPERATIONAL



FOREIGN DIRECT INVESTMENTS  
**USD 14.1 BN**  
FOR DEVELOPMENT



BALANCE OF PAYMENTS  
**+USD 6.0 BN**  
PA ONCE OPERATIONALISED



EMPLOYMENT DURING  
CONSTRUCTION  
**464,600**  
LOCAL JOBS



EMPLOYMENT DURING  
OPERATIONS  
**143,375**  
JOBS



GOVERNMENT REVENUE  
**USD 2.0 BN**  
FROM LAND LEASES  
BOOST TO INDIRECT TAXES FROM  
SUPPLY CHAIN

Port City offers a platform for Sri Lanka to drive immediate economic recovery by attracting largescale multinational businesses who rely on global/regional demand for goods & services.

# DISTINCT PRECINCT PERSONALITIES



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

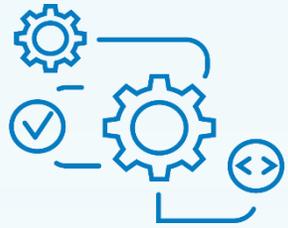


In 2021, The Colombo Port City Economic Commission Act, No. 11 of 2021 (**Port City Act**)” was approved by Government of Sri Lanka.

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



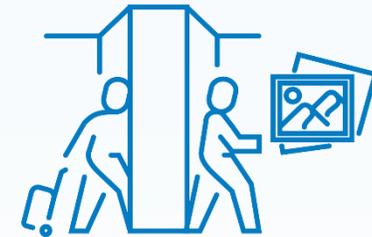
PROFESSIONAL SERVICES



CORPORATE HEADQUARTER OPERATIONS

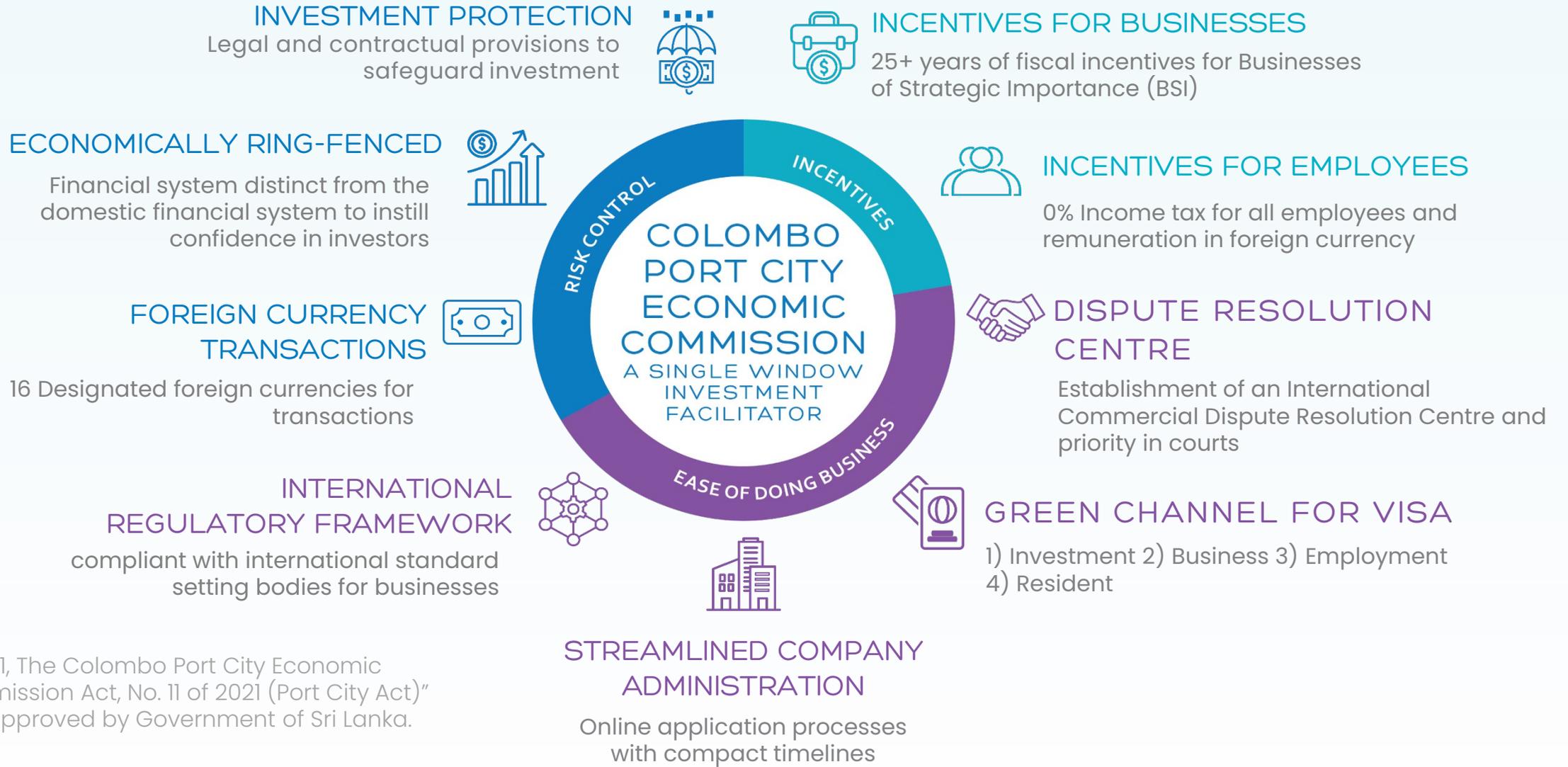


REGIONAL DISTRIBUTION OPERATIONS



TOURISM

# FIRST MULTI SERVICES SEZ



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

# 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

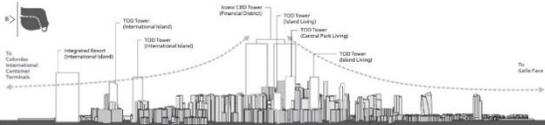
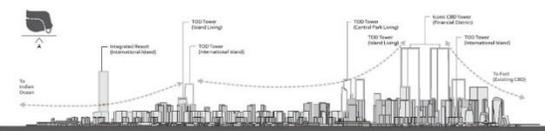
## PLOT SPECIFICATION

- FLOOR AREA RATIO
- MAXIMUM HEIGHT



0 50 100 200 500

METRES



REGULATORY AUTHORITY

PRIMARY DEVELOPER

KEY CONSULTANTS



Expressway Connectivity to Bandaranaike International Airport



PAGODA



LIGHTHOUSE

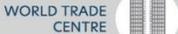
Colombo's Central Business District



THE CENTRAL BANK



THE KINGSBURY HOTEL



WORLD TRADE CENTRE



PRESIDENTIAL SECRETARIAT OFFICE



SHANGRI-LA HOTEL

INDIAN OCEAN

# 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



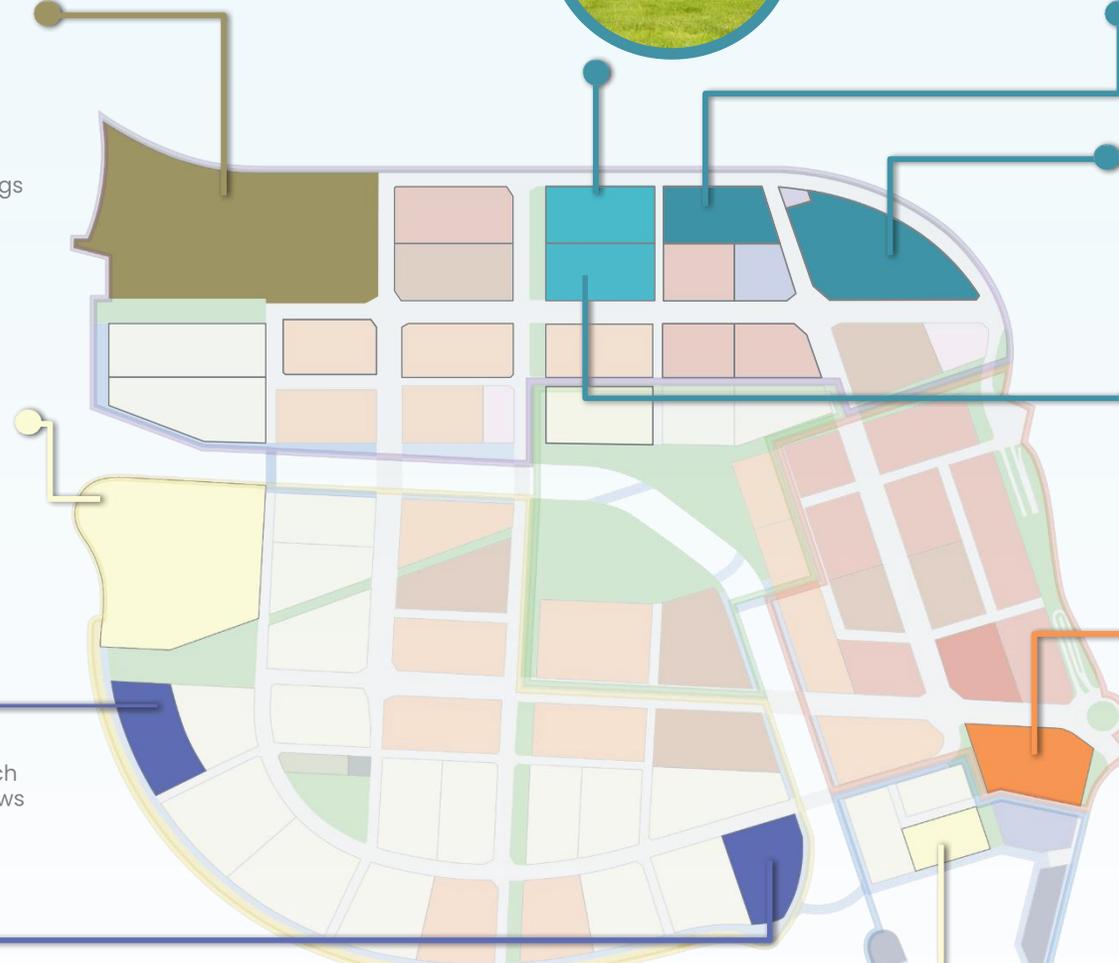
## LUXURY BEACH FRONT RESORT HOTEL

- 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



## ICONIC HOTEL

- 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: 96,584 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



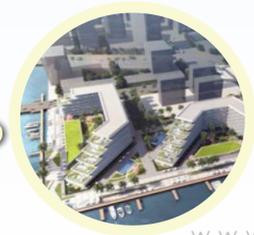
## PREMIUM BRAND INTERNATIONAL SCHOOL

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



## COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFC)

- 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



## LUXURY RESIDENCE

- Plot: 1.4 ha (3.5 acres)
- GFA: 48,811 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.

# CONSTRUCTION PROGRESS



# PROGRESS UPDATE

## Utilities Infrastructure:



Power Network will be 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. 5 other land parcels have been committed and are in discussion for financial closure to local and foreign investors.



## Business Ecosystem

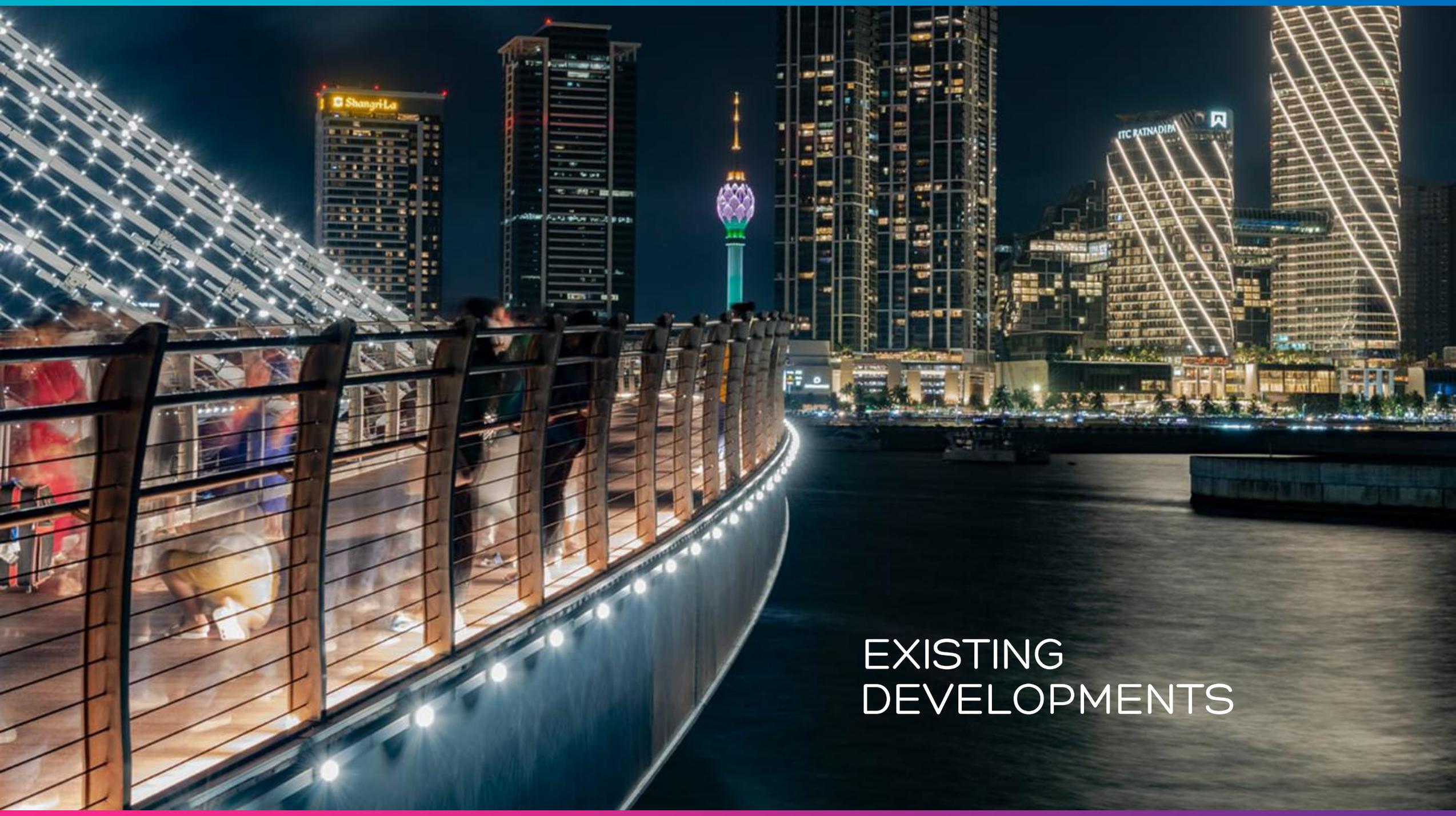
Business Ecosystem 200+ companies have made applications to be part Port City Colombo's growing business ecosystem with majority of them being approved and some in the process of being on boarded. Resulting in a committed office space demand of over 350,000ft<sup>2</sup>

THEN

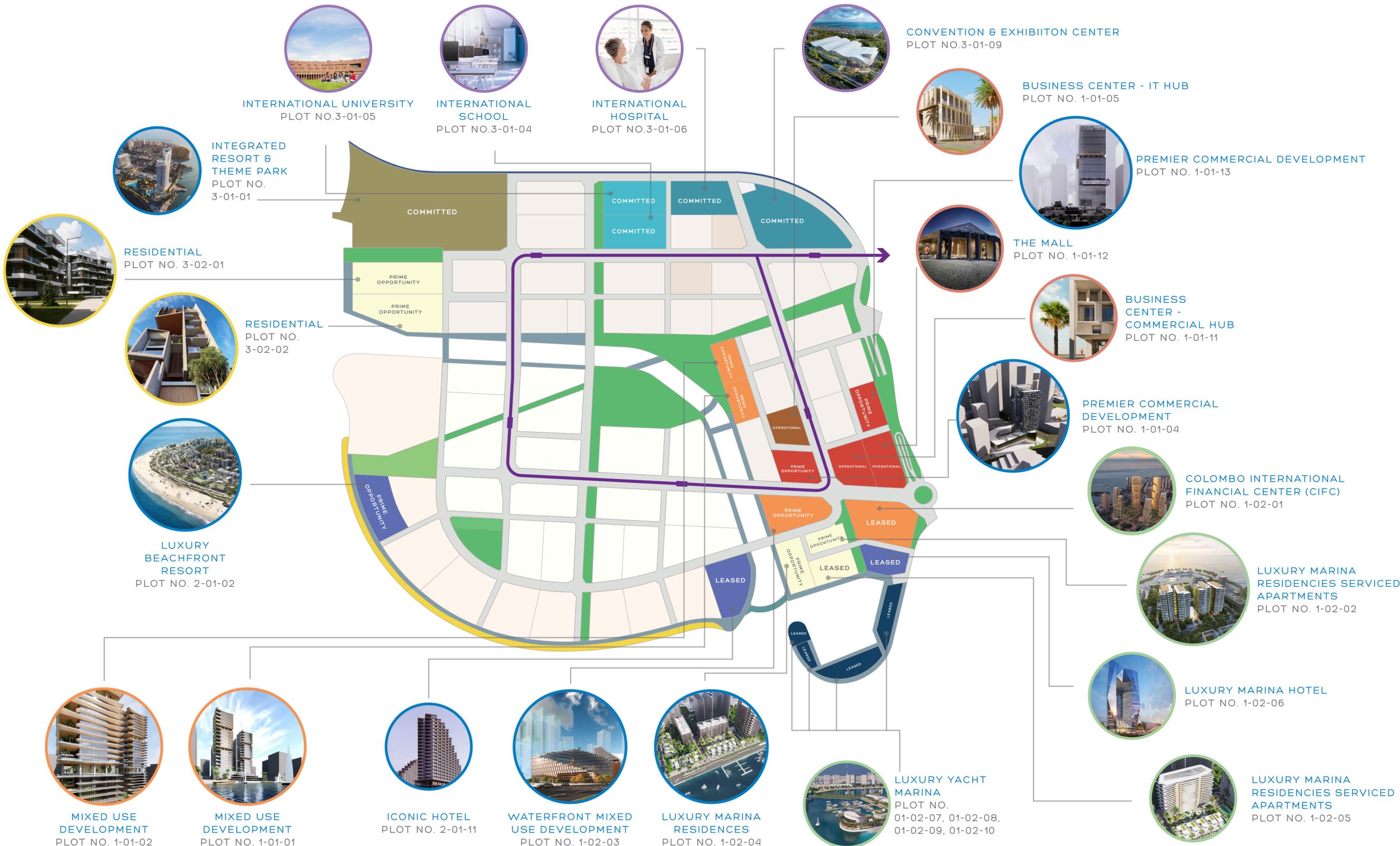


NOW





EXISTING  
DEVELOPMENTS



INTERNATIONAL UNIVERSITY  
PLOT NO.3-01-05



INTERNATIONAL SCHOOL  
PLOT NO.3-01-04



INTERNATIONAL HOSPITAL  
PLOT NO.3-01-06



CONVENTION & EXHIBITION CENTER  
PLOT NO.3-01-09



BUSINESS CENTER - IT HUB  
PLOT NO. 1-01-05



PREMIER COMMERCIAL DEVELOPMENT  
PLOT NO. 1-01-13



INTEGRATED RESORT & THEME PARK  
PLOT NO. 3-01-01



THE MALL  
PLOT NO. 1-01-12



RESIDENTIAL  
PLOT NO. 3-02-01



BUSINESS CENTER - COMMERCIAL HUB  
PLOT NO. 1-01-11



RESIDENTIAL  
PLOT NO. 3-02-02



PREMIER COMMERCIAL DEVELOPMENT  
PLOT NO. 1-01-04



LUXURY BEACHFRONT RESORT  
PLOT NO. 2-01-02



COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFC)  
PLOT NO. 1-02-01



LUXURY MARINA RESIDENCES SERVICED APARTMENTS  
PLOT NO. 1-02-02



MIXED USE DEVELOPMENT  
PLOT NO. 1-01-02



MIXED USE DEVELOPMENT  
PLOT NO. 1-01-01



ICONIC HOTEL  
PLOT NO. 2-01-11



WATERFRONT MIXED USE DEVELOPMENT  
PLOT NO. 1-02-03



LUXURY MARINA RESIDENCES  
PLOT NO. 1-02-04



LUXURY YACHT MARINA  
PLOT NO. 01-02-07, 01-02-08, 01-02-09, 01-02-10



LUXURY MARINA HOTEL  
PLOT NO. 1-02-06



LUXURY MARINA RESIDENCES SERVICED APARTMENTS  
PLOT NO. 1-02-05

# EXISTING DEVELOPMENTS



**The Mall:** Pioneering downtown duty free concept inaugurated in September 2024 with 3 leading international travel retail operators – China Duty Free (China), One World Duty Free (Singapore) and Flemingo (India).



# EXISTING DEVELOPMENTS



**Business Center:** a world class business park concept with 120,000ft<sup>2</sup> of leasable commercial office space spread across 9 low rise buildings.



# FEATURED DEVELOPMENTS



# INTERNATIONAL UNIVERSITY



3,000 – 4,000

STUDENT CAPACITY

Committed top tier operator from Australia.



INTERNATIONAL SCHOOL



1,000  
STUDENT CAPACITY

300 BED BOARDING

To be operated by a legacy brand from London, UK.

# INTERNATIONAL HOSPITAL

 **500**  
BED FACILITY

- Specializing in tertiary and quaternary care.
- Committed top tier operator from the USA

# COLOMBO INTERNATIONAL FINANCIAL CENTER



USD 500Mn  
Investment

Landmark mixed  
use development  
consisting



220m Tall  
Grade A office tower



700 Luxury  
Residential Units

World class organized retail  
podium of around 23,000m<sup>2</sup>  
inclusive of a downtown  
duty free offering.

*Targeting to commence construction by 2025.*

# MARINA DEVELOPMENT



Luxury retail and recreational facilities including high end retail and yacht marina/club facilities for 200-250 mid to large sized vessels



Recreational facilities including shopping mall and yacht club.

*Construction commenced in January 2025 with an envisaged 24-36 months construction period.*

# MARINA HOTEL

 350 keys luxury hotel to complement the marina offering.

# LUXURY MARINA RESIDENCES

 300+ LUXURY  
RESIDENTIAL UNITS

One of only 3 residential  
developments in the  
Marina district.

*Targeting to commence  
construction in 2025*

# CONVENTION EXHIBITION CENTRE AND HOTEL

Host world-class exhibitions, conventions,  
and conference.

To be developed with a USD 100 million  
Chinese grant

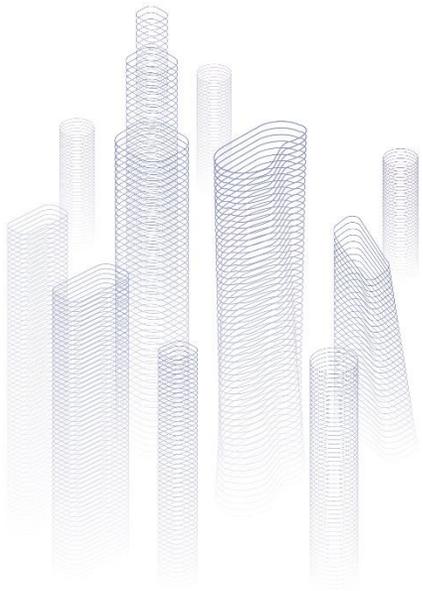


4,000  
SEATER INDOOR  
CAPACITY

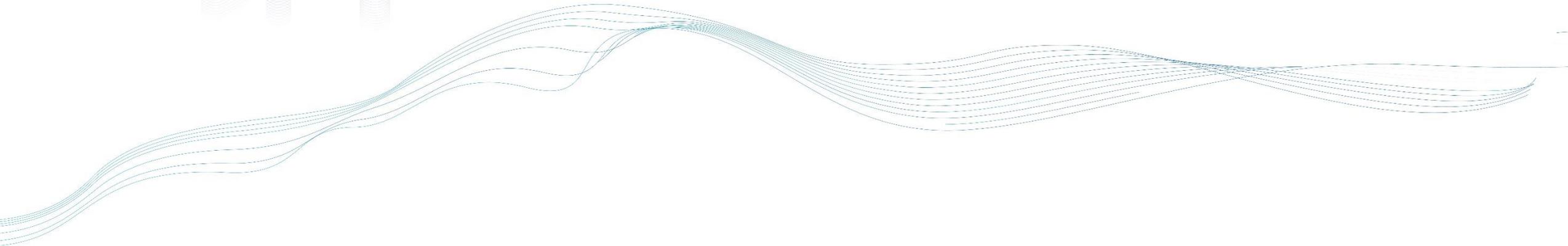
5,000  
PAX. OUTDOOR  
CAPACITY

*Targeting to commence construction in 2025*





# SUSTAINABILITY



# A NEW GREEN LUNG FOR COLOMBO



## A MASTER PLANNED GREEN CITY

The masterplan promotes eco-friendly development through green infrastructure, green spaces, sustainable design, renewable energy, and energy-efficient building standards



## INCENTIVES

An increase of up to 5 % of Gross Floor Area (GFA) for developers meeting landscaping & sustainable construction prerequisites



## MASTER TRANSPORT STRATEGY

Prioritizes non-motorised transport, encouraging walking and cycling through shaded walkways, green canopies, and an integrated LRT system

# 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

Scan for more information



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