



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

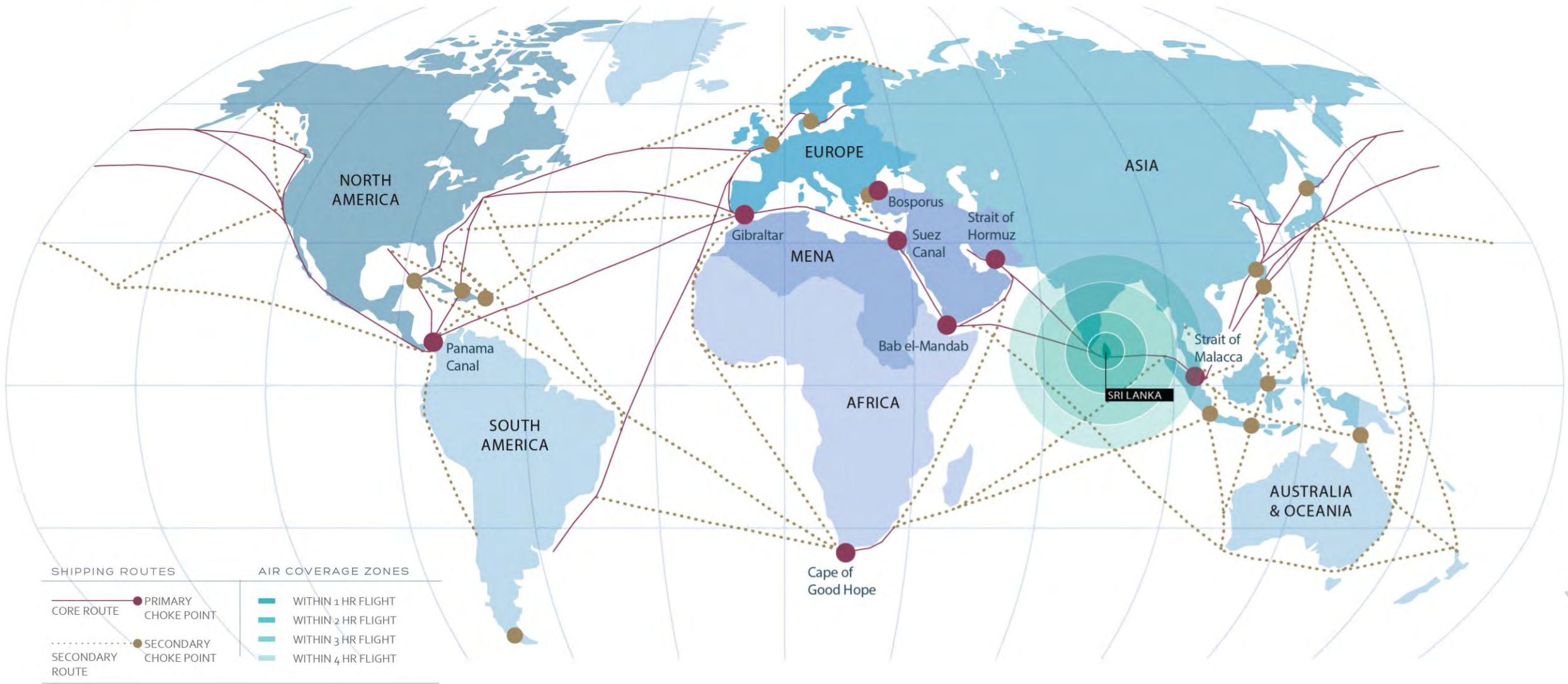


WITH AN EXPECTED
CITY POPULATION OF
273,000

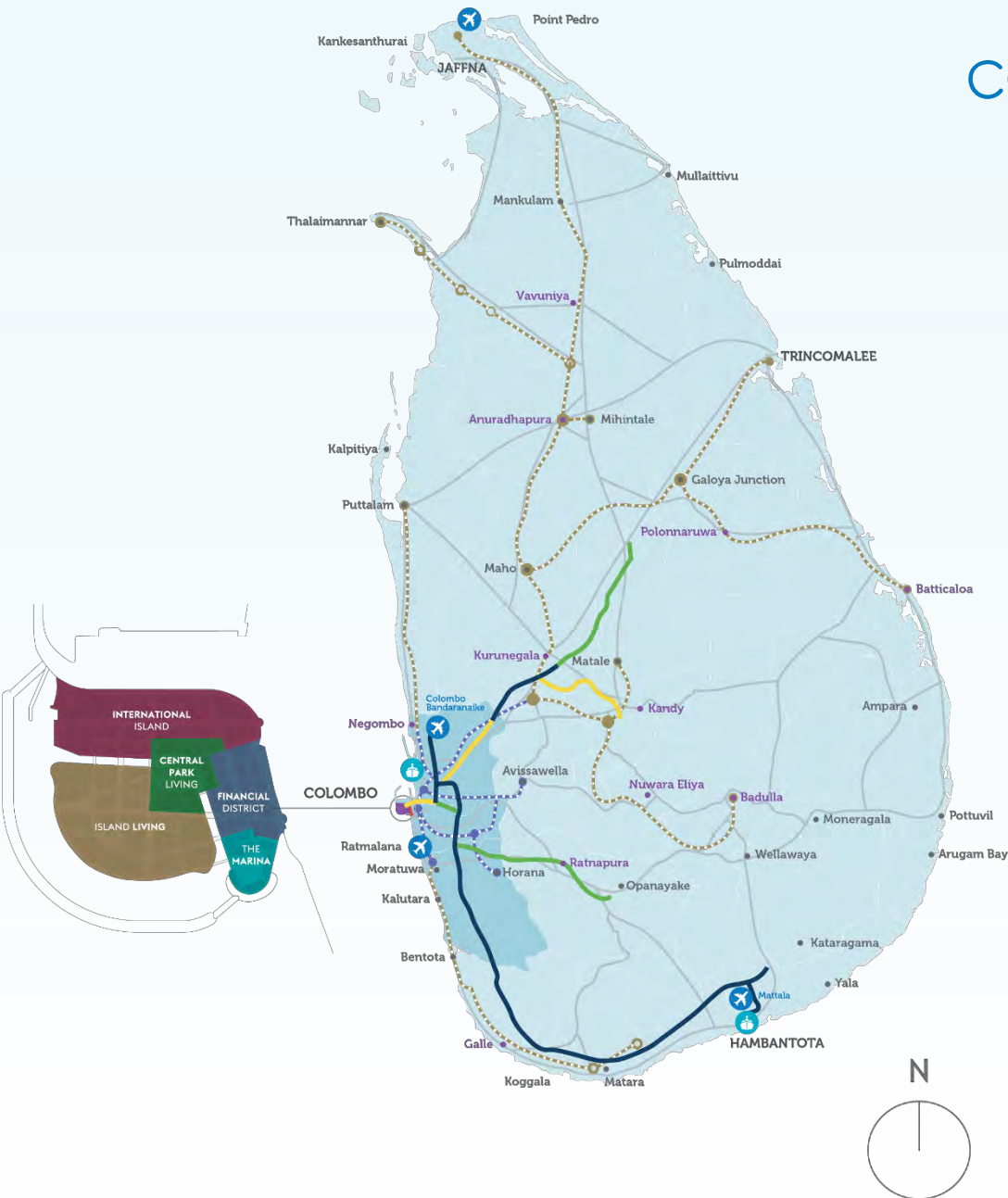


CREATING
143,000
NEW JOBS

A STRATEGIC LOCATION



COLOMBO'S CONNECTIVITY NETWORK



- EXPRESSWAYS**
- Existing Expressways
 - Proposed Elevated Expressways / Tunnels
 - Proposed Expressways
 - Expressways Under Construction
 - Existing Highways
- RAILWAYS**
- - - Existing Railways
 - - - Proposed Electrification Railways



- AIRPORTS & SEAPORTS**
- ✈ International Airport
 - ⚓ International Port



STRATEGIC LOCATION

- Colombo Port Ranked 1st in South Asia, 22nd 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

- 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



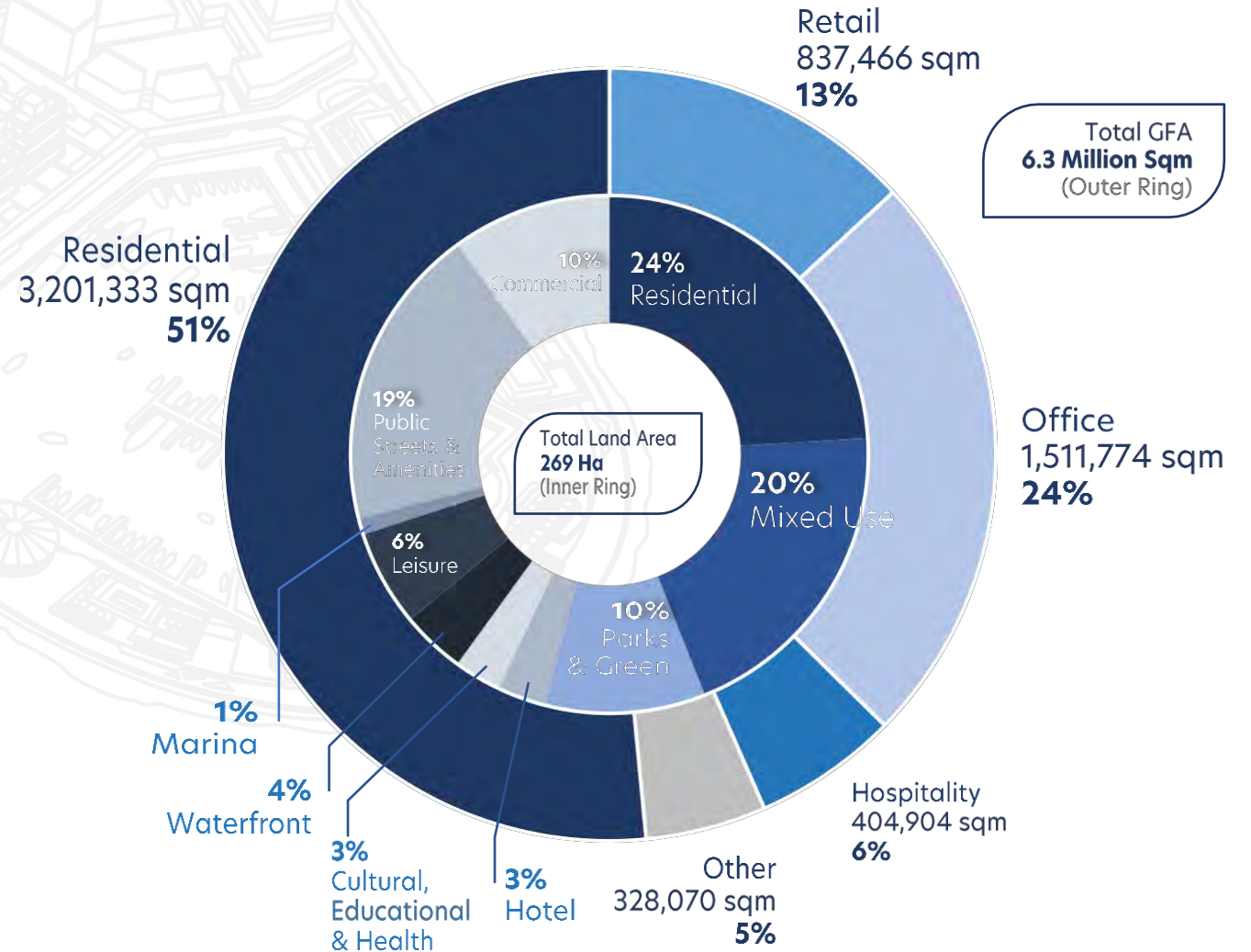
QUALITY OF LIFE

- 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

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**
-  Total **6.3 Million SQM** Gross Floor Area (GFA)
-  Creating **143,000** New Jobs
-  Expected City Population **273,000**
-  USD **20 Billion** Investment on completion
-  **45 Ha** of **Green Spaces** will be available



*143,000 Direct Jobs : PWC Economic Impact Analysis

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



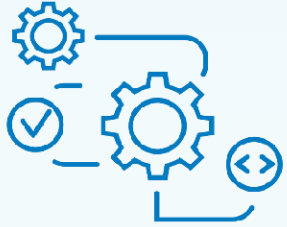
GREEN CHANNEL FOR VISA

- 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



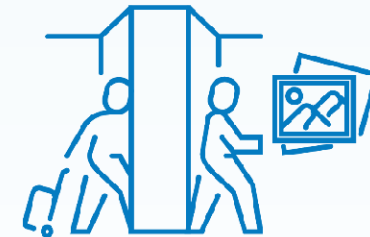
PROFESSIONAL SERVICES



CORPORATE HEADQUARTER OPERATIONS



REGIONAL DISTRIBUTION OPERATIONS



TOURISM

DISTINCT PRECINCT PERSONALITIES



MASTER PLAN – 5 DISTINCT PRECINCT PERSONALITIES

Port City Colombo has been designed with 5 unique precincts, each offering a fine urban grain, tailored for its planned use. Together they provide an exemplary city that equals any global metropolis.

INTERNATIONAL ISLAND

Medium Density

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



INTERNATIONAL ISLAND

FINANCIAL DISTRICT

High Density

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



CENTRAL PARK LIVING

CENTRAL PARK LIVING

Medium High Density

- The Channel
- Central Park Pavilions
- Green Heart
- Open Blocks



FINANCIAL DISTRICT

THE MARINA

Low Density

- Marina Promontory
- Marina Park
- Marina Village
- Sunset Bar



ISLAND LIVING

ISLAND LIVING

Medium Density

- City Beach
- Pagoda Park
- Cinnamon Park
- Lotus Boulevard
- Villa Living



THE MARINA

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

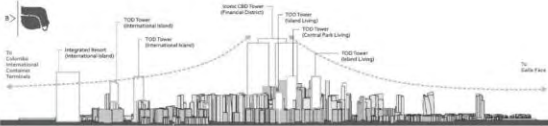
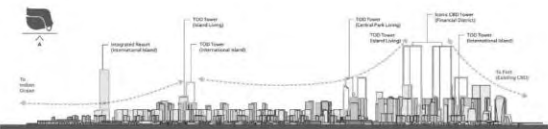
PLOT SPECIFICATION

- FLOOR AREA RATIO
- MAXIMUM HEIGHT



0 50 100 200 500

METRES



REGULATORY AUTHORITY

PRIMARY DEVELOPER

KEY CONSULTANTS



HONOURS & AWARDS



Expressway Connectivity to Bandaranaike International Airport

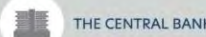


PAGODA

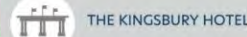


LIGHTHOUSE

Colombo's Central Business District



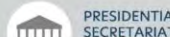
THE CENTRAL BANK



THE KINGSBURY HOTEL



WORLD TRADE CENTRE



PRESIDENTIAL SECRETARIAT OFFICE



SHANGRI-LA HOTEL

INDIAN OCEAN

BUSINESSES OF STRATEGIC IMPORTANCE (BSI)



STR IM



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.

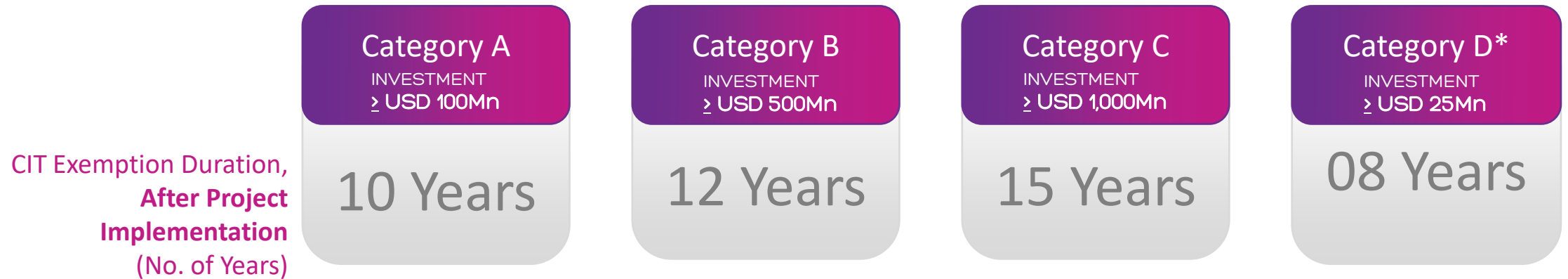
0%

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

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.



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
Exemption Period During Project Implementation Period (No. of Years)	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%
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 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



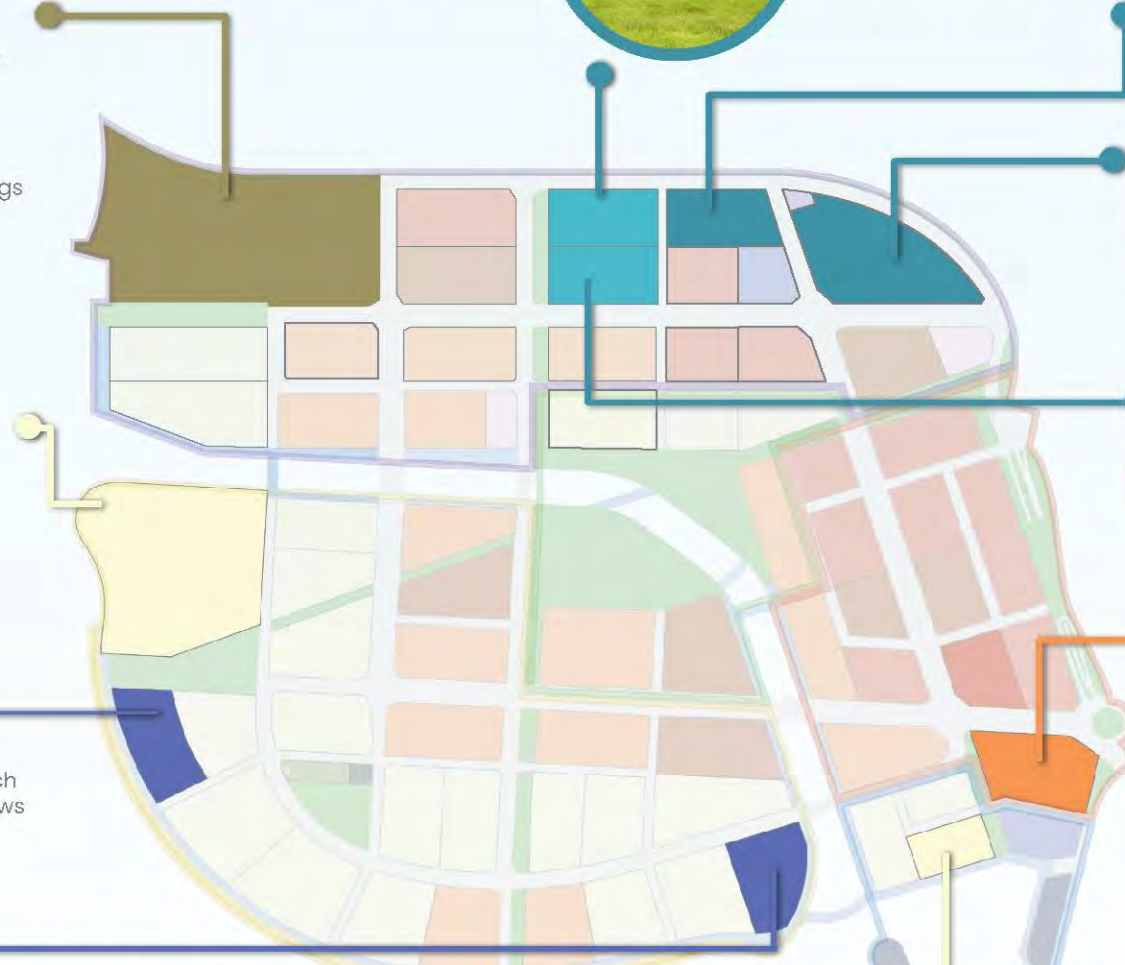
LUXURY BEACH FRONT RESORT HOTEL

- 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.

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.



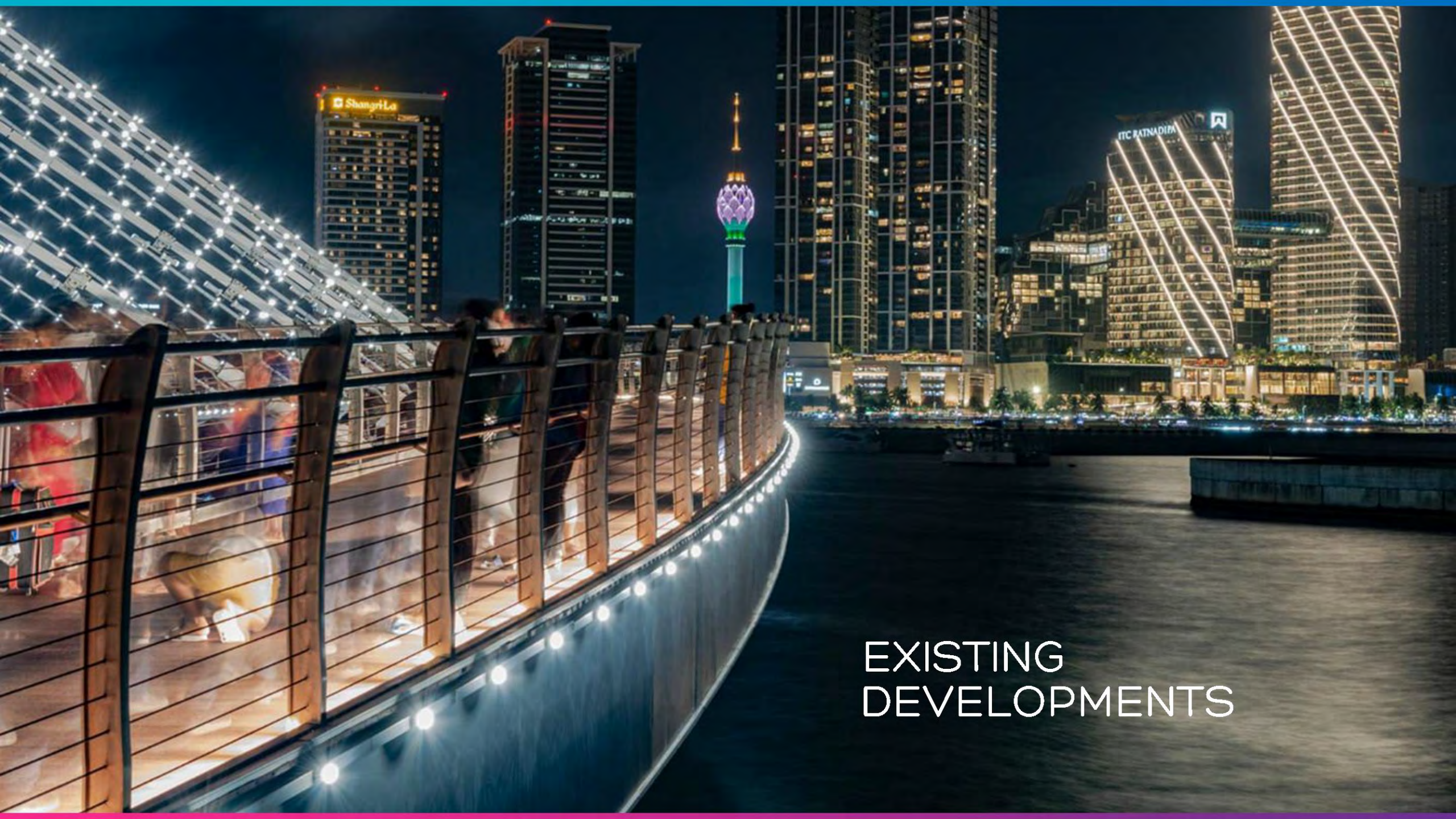
Land Leases

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 350,000ft²

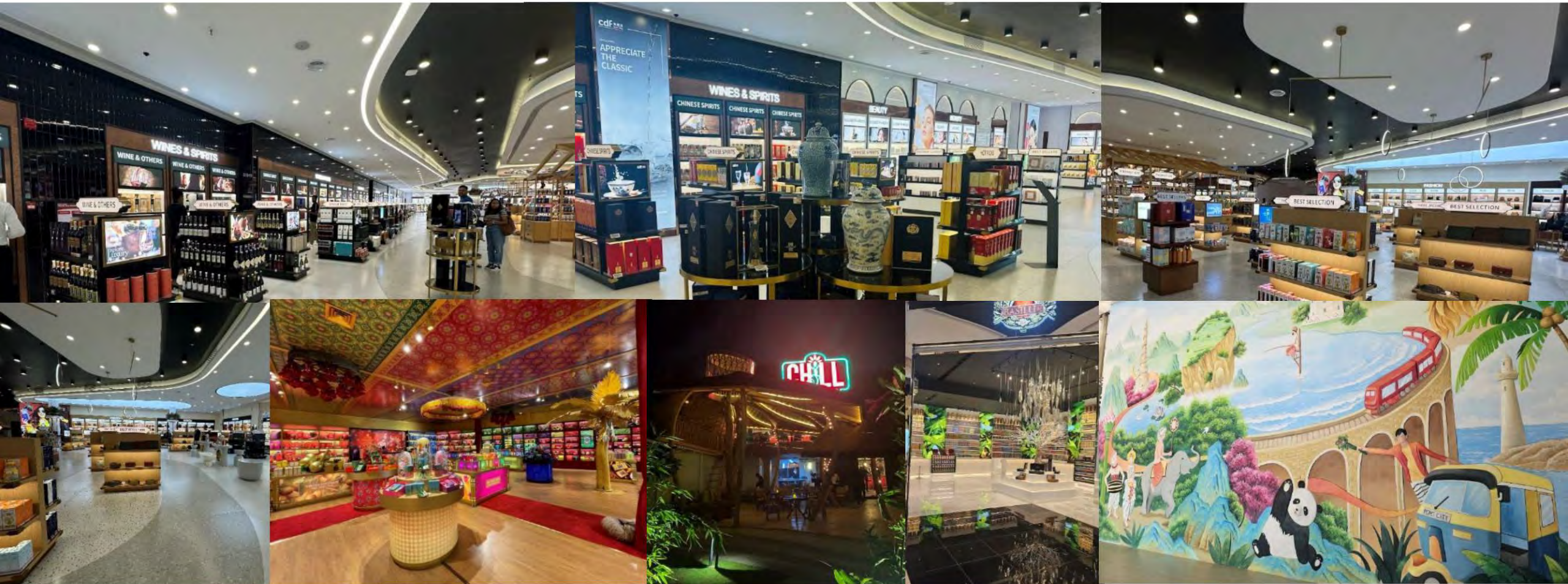


EXISTING
DEVELOPMENTS

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**

Business Center: a world class business park concept with 120,000ft² 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.

 **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 23,000m²
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.

Investor:

Browns Investments PLC, incorporated in 2008 and based in Sri Lanka, is the strategic investment arm of LOLC Holdings PLC and part of the diversified Browns Group. It operates as a publicly listed investment holding company, managing and deploying capital across sectors including plantations and agriculture, leisure and hospitality, construction and manufacturing, trading, renewable energy, and real estate. Browns Investments actively manages select holdings while maintaining passive stakes in others, holding interests in both listed and unlisted companies. BI is one of the first Sri Lankan investors to invest in Port City Colombo, and to date, is currently the largest investor.

MARINA HOTEL

 350 keys luxury hotel to complement the marina offering.

Investor:

Browns Investments PLC, incorporated in 2008 and based in Sri Lanka, is the strategic investment arm of LOLC Holdings PLC and part of the diversified Browns Group. It operates as a publicly listed investment holding company, managing and deploying capital across sectors including plantations and agriculture, leisure and hospitality, construction and manufacturing, trading, renewable energy, and real estate. Browns Investments actively manages select holdings while maintaining passive stakes in others, holding interests in both listed and unlisted companies. BI is one of the first Sri Lankan investors to invest in Port City Colombo, and to date, is currently the largest investor.

LUXURY MARINA RESIDENCES

 300+ LUXURY
RESIDENTIAL UNITS

One of only 3 residential
developments in the
Marina district.

*Targeting to commence
construction in 2025*

Investor:
**International Construction Consortium
(Pvt) Limited (ICC)**

Established in 1980, ICC has become one of the largest and most respected Civil Engineering Organizations in Sri Lanka, with the promise of distinct service, experienced staff, a fleet of plant and equipment, the highest quality materials and a reputation for successfully integrating these aspects, to ensure the timely completion of projects. ICC successfully penetrated the property development market in 1999 with multiple distinguished development in Sri Lanka.



CONVENTION EXHIBITION CENTRE AND HOTEL

Host world-class exhibitions, conventions,
and conference.

To be developed with a USD 100 million
Chinese grant



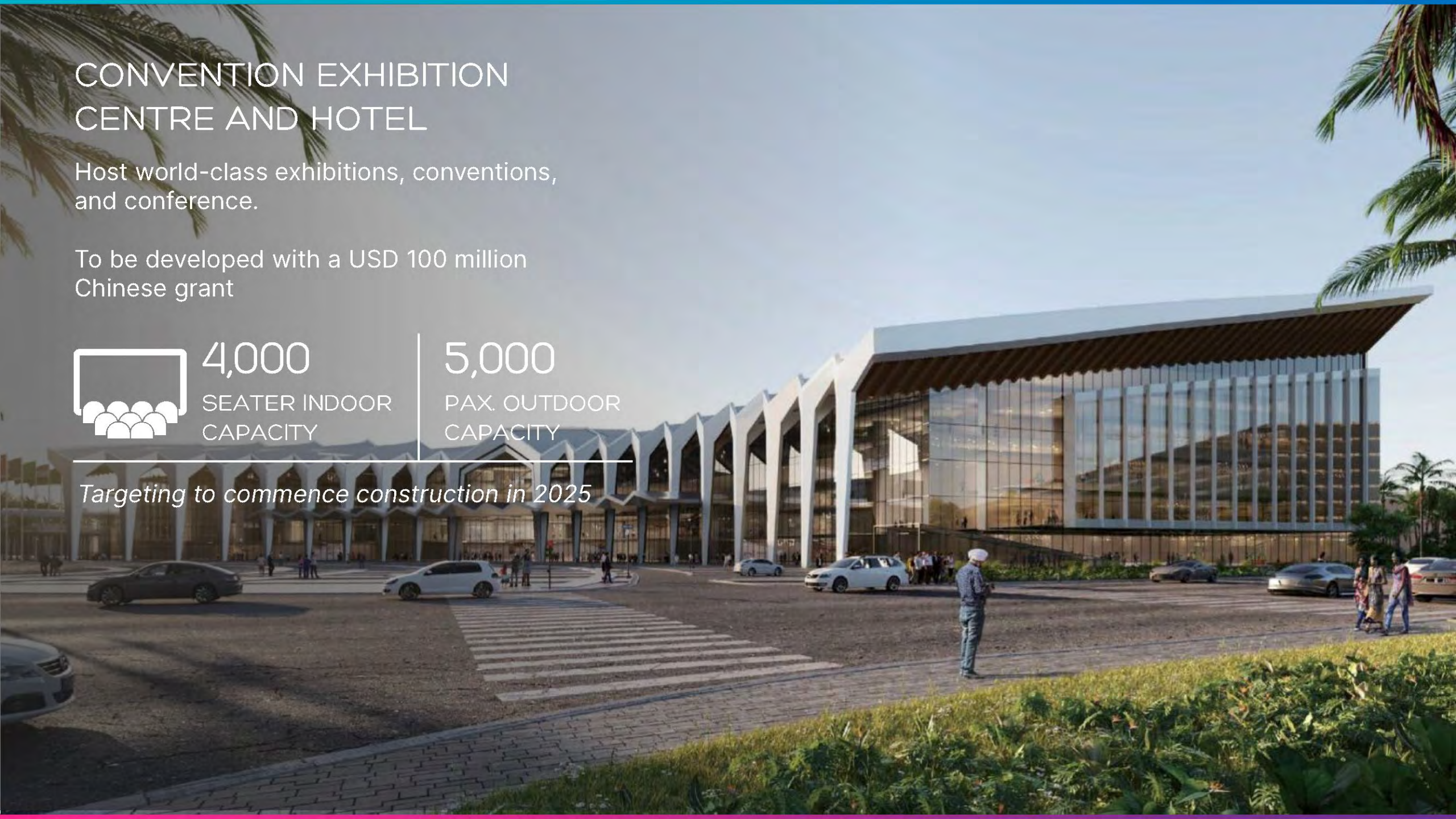
4,000

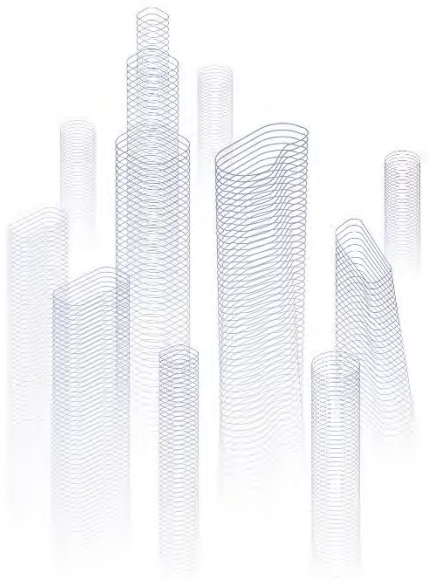
SEATER INDOOR
CAPACITY

5,000

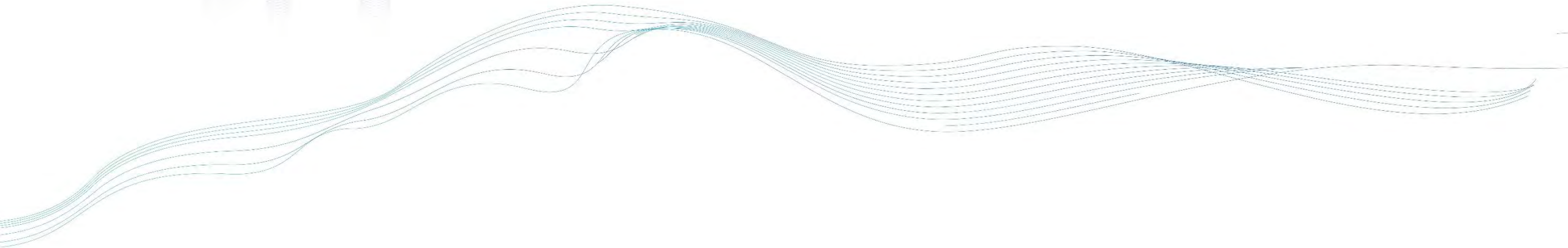
PAX. OUTDOOR
CAPACITY

Targeting to commence construction in 2025





SUSTAINABILITY



A NEW GREEN LUNG FOR COLOMBO



- Legend**
- █ Green corridor
 - - - Park Connectors
 - . . . Green Buffer
 - - - Pedestrian link to existing city
 - █ Boulevard with LRT
 - - - Activated Edges
 - LRT Station
 - - - Open Space (Waterfront)
 - █ Open Space (Beach)
 - Key Node/ Destinations
 - Landmark
 - ▲ Vantage Point
 - █ Financial District
 - █ The Marina District
 - █ Central Park Living District
 - █ Island Living District
 - █ International Island District



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



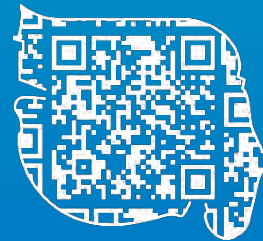
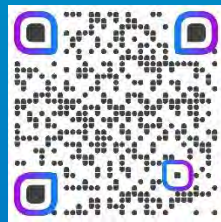


PORT CITY
COLOMBO

REGULATORY AUTHORITY
Colombo Port City Economic Commission

PRIMARY DEVELOPER
CHEC Port City Colombo (Pvt) Ltd

BRIDGING BOUNDARIES LIMITLESS POSSIBILITIES



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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