



COLOMBO PORT CITY
ECONOMIC COMMISSION

To be a World Class Sustainable Service Oriented Special Economic Zone in the region.

PORT CITY COLOMBO

PORT CITY COLOMBO is a brand-new city development built as an International, serviced-oriented Special Economic Zone (SEZ) with an initial investment of US\$1.4Bn and an expected US\$20Bn overall investment when completed. Spanning 269 ha, it is a sea reclamation project next to the existing Colombo business district.

PORT CITY COLOMBO will be positioned as a Modern, Green, Smart City with Modern amenities such as Schools, Hospitals, Retail and Entertainment.

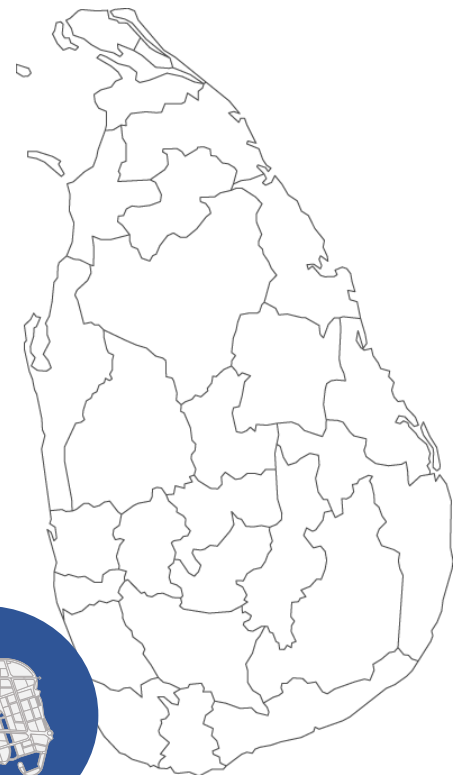
PORT CITY COLOMBO intends to attract FDI from the Primary Developers to the key service-oriented business sectors from –

- International Trade
- Shipping Logistic Operations
- International Banking & Financial Services
- IT/BPO
- Corporate Headquarters Operations
- Regional Distribution Operations
- Tourism
- Ancillary Services

COLOMBO PORT CITY ECONOMIC COMMISSION



The Commission is the sole Government of Sri Lanka entity, which is entrusted and authorised, by way of the [COLOMBO PORT CITY ECONOMIC COMMISSION ACT NO. 11 OF 2021](#), with the administration, regulation and control of, all matters connected with businesses and other operations, in and from the Area of Authority of Port City Colombo - as the Single Window Investment facilitator for the promotion of ease of doing business within Port City Colombo and is responsible for the granting of incentives or exemptions to the investor for the promotion of Businesses of Strategic Importance within the SEZ.

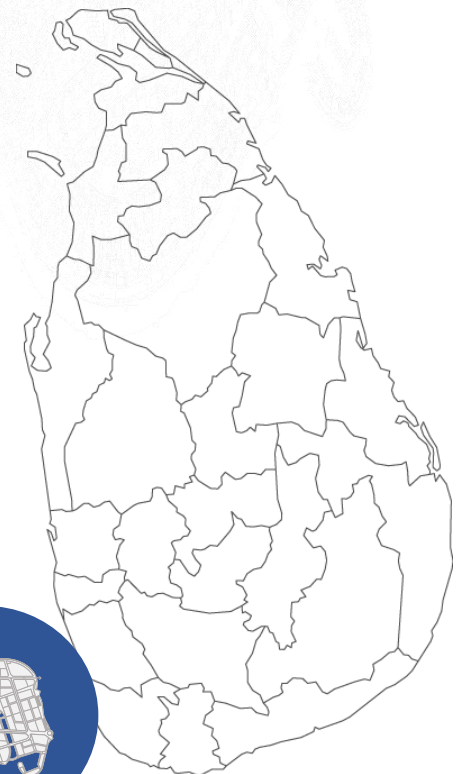


COLOMBO PORT CITY ECONOMIC COMMISSION



OBJECTIVES

1. PROMOTE PORT CITY COLOMBO AS A SPECIAL ECONOMIC ZONE
2. ATTRACT FOREIGN DIRECT INVESTMENTS
3. FACILITATE EASE OF DOING BUSINESS
4. ENHANCE INVESTOR CONFIDENCE
5. PROMOTE GLOBAL & REGIONAL INVESTMENTS
6. DEVELOP INNOVATION AND ENTREPRENEURSHIP
7. FACILITATE DUTY-FREE SHOPPING, ENTERTAINMENT & OTHER SIMILAR FACILITIES
8. GENERATE EMPLOYMENT OPPORTUNITIES
9. PROMOTE SUSTAINABLE DEVELOPMENT
10. PROMOTE URBAN AMENITY OPERATIONS



COLOMBO PORT CITY ECONOMIC COMMISSION

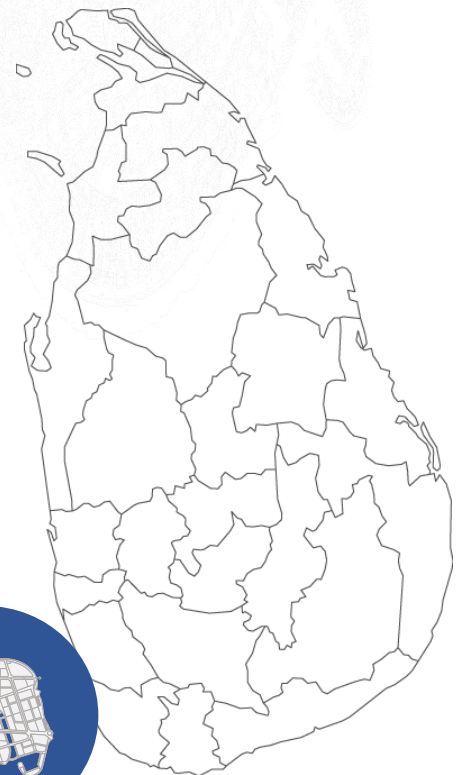


ENACTMENTS FROM, OR UNDER, WHICH *EXEMPTIONS OR INCENTIVES MAY BE GRANTED*

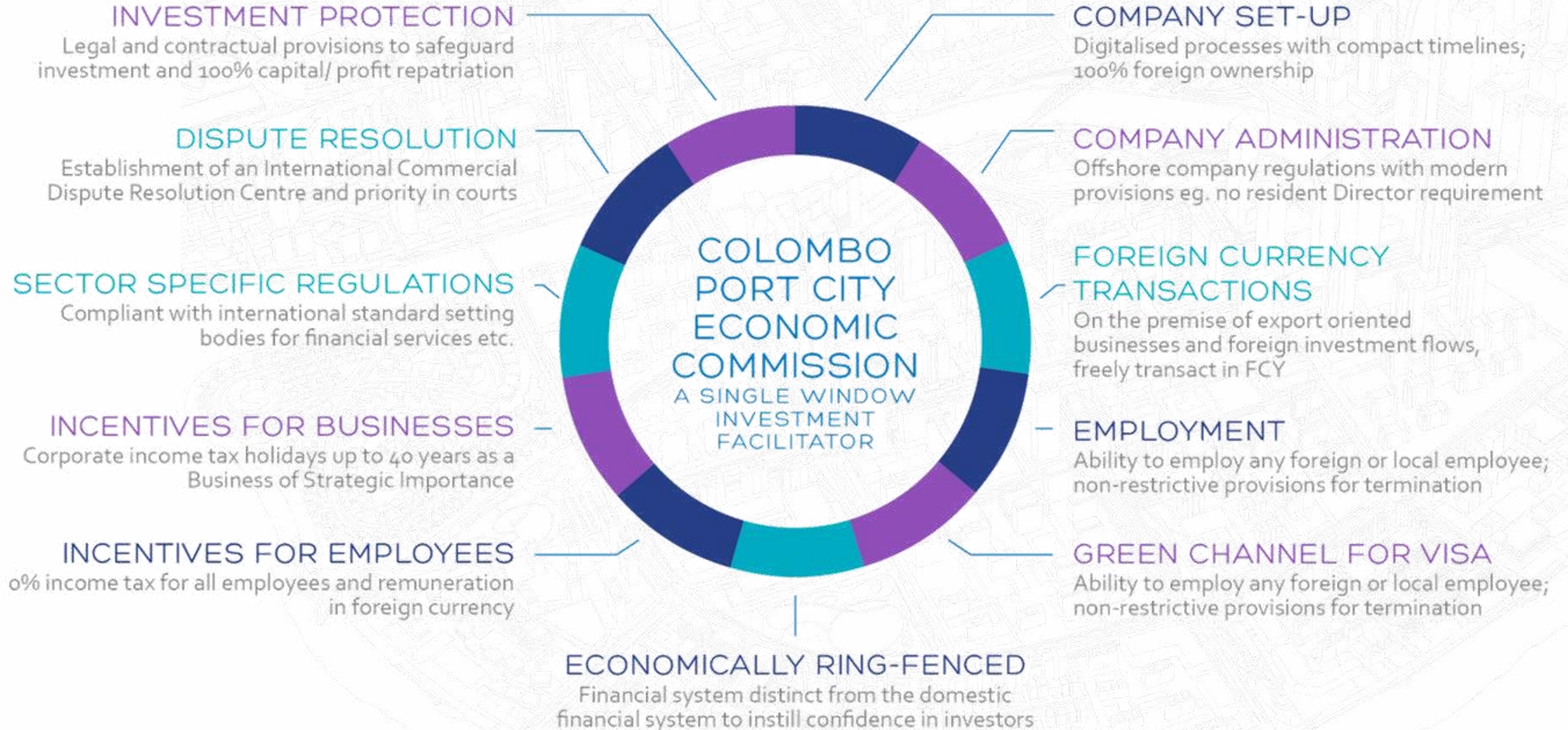
1. The Inland Revenue Act, No. 24 of 2017
2. The Value Added Tax Act, No. 14 of 2002
3. The Finance Act, No. 11 of 2002
4. The Finance Act, No. 5 of 2005
5. The Excise (Special Provisions) Act, No. 13 of 1989
6. The Customs Ordinance (Chapter 235)
7. The Ports and Airports Development Levy Act, No. 18 of 2011
8. The Sri Lanka Export Development Act, No. 40 of 1979
9. The Betting and Gaming Levy Act, No. 40 of 1988
10. Termination of Employment of Workmen (Special Provisions) Act, No. 45 of 1971
11. The Entertainment Tax Ordinance (Chapter 267)
12. The Foreign Exchange Act, No. 12 of 2017
13. Casino Business (Regulation) Act, No. 17 of 2010

ENACTMENTS WHICH *SHALL HAVE NO APPLICATION* WITHIN THE AREA OF AUTHORITY

1. The Urban Development Authority Act, No. 41 of 1978
2. The Municipal Council Ordinance (Chapter 252)
3. The Commercial Mediation Centre of Sri Lanka Act, No. 44 of 2000
4. The Town and Country Planning Ordinance (Chapter 269)
5. The Strategic Development Projects Act, No. 14 of 2008
6. Public Contracts Act, No. 3 of 1987
7. The Board of Investment of Sri Lanka Law, No. 4 of 1978



FIRST MULTI SERVICE SEZ



WHY PORT CITY COLOMBO

An INVESTOR destination that encompasses all the facets for growth.



Single window investment facilitator and Investor-friendly regulations.

Up to 40-year tax holiday for BSI Investors.



Waiver of all import tariffs and VAT on development costs.



No restrictions on capital convertibility and no constraints on capital/profit repatriation.



100% foreign ownership is allowed for all registered entities.



International Financial Centre provides the opportunity to transact business in foreign currency.



Low start-up operating costs.



Investment protection guarantees are enshrined in the [Colombo Port City Act](#).



Bi-lateral investment protection treaties (BITS) with 28 countries.



International Dispute Resolution Center to offer fast-tracked mediation with a Dedicated Court of Law.



Sri Lanka has **3 FTAs (Free Trade Agreements)** with India, Pakistan and Singapore. Negotiations are ongoing with China.



Progressive & Modern Employment Laws.



Fast track visa system for investors, employees & resident.



Family members provided work visas within Colombo Port City.

No Income Tax on employment, salaries paid in FCY.



ESG benefits on **sustainability Live & Work in a green city**.



State-of-the-art connectivity in communication.



4-5hour flights to Dubai, Delhi or Singapore & **Direct flights** to the UK, Europe, Middle East, Far East, Japan, China and Australia.



7 nautical miles from Asia's busiest sea lane.

Colombo Port Global top 25 busiest ports in the world.



Excellent **inland road connectivity**.



Graduates with **English literacy** and **IT literacy**.



IMPORTANT FACTS



Port City Colombo is part of the **Sovereign territory of Sri Lanka**.



Port City Colombo's re-claimed land is on a **99-year lease for investors, which is granted by GOSL**.



The **Port City Colombo land is entrusted with the Commission**, where the land base consists of the public spaces and key strategic plots such as a Hospital, School, University and Convention Centre.

The lease to all plots is provided by the GoSL to the Investor.



Atkins of the UK were the primary design architects of the Colombo Port City.



The **marketable land plots contain the Development Control Regulations (DCR) and the City designs were completed with SJ (Surbana Jurong)** the Singapore-based Consultancy Firm specializing in Urban Development planning.



The marketable land purchase and the respective project as per the **DCR regulations can be facilitated by the Primary Developer and the Commission**



The Port City Colombo will be regulated by the respective gazette regulations. **Banking Regulations will be ring-fenced** to ensure investment protection.

Tax concessions for a period of up to 40 years may be granted to the Investor with investment criteria.



The investor will need to become an “authorized person” via submission of a business proposal and upon approval a subsequent registration process to operate in the Port City Colombo.



Following proposal approval, Register a company in Port City Colombo (an incorporated company in Sri Lanka or overseas) and set up bank accounts in Port City Colombo, to commence operations.




The business can operate outside the Port City Colombo with the incentives and exemptions granted for the initial 5 years, till the infrastructure is ready.





RENOWNED INTERNATIONAL CONSULTANTS ENGAGED TO FORMULATE REGULATIONS









KEY REGULATIONS 1/3

Area of Regulation	Advantages	Advisor
Company Formation Regulations	Online company incorporation within 1-3 days ensuring efficiency, with a "One Stop online service" which would be simple and streamlined to enable companies to become fully operational in one step.	
Regulations Relating to Application for Licenses or Authorizations	"One stop" streamlined service consolidating all required applications to one online platform thereby streamlining and simplifying the present procedures.	
Regulations for authorizing persons to engage in business with citizens or residents of Sri Lanka outside the Port City	In the national interest or advancement of the national economy a simple process will be established for an AP to obtain the required authorizations from the Commission & the relevant Authorities. E.g., Adopt a transparent process with regards to payment of applicable taxes and duties.	
Regulations dealing with granting of exemptions & concessions to "Businesses of Strategic Importance"	Zero tax or attractive tax exemptions, guarantees as to capital repatriation, exemption on WTH tax on dividends and interest payments shall be established. Further to promote transparency the relevant criteria for identifying BSIs will be published.	

KEY REGULATIONS 2/3

Area of Regulation	Advantages	Advisor
Offshore Company Regulations	The Offshore Company Regulations would clarify the applicable regulations (Sri Lanka, home jurisdictions) and in the absence of an existing framework prescribe the appropriate regulations. This would cover matters such as the convening of meetings, changes in ownership, decisions, insolvency, registered security.	
Duty Free Regulations	Duty-free concessions and licensing terms which are competitive to be adopted in Port City Colombo.	
Foreign Exchange Regulations	No or minimum foreign exchange restrictions, including free transfer and remittance of revenues or profits, and no restrictions on foreign currency exchange.	
Regulations Governing Estate Management Companies	A clear contractual and regulatory framework setting out the scope and extent of powers granted to Estate Management Companies operating within the Port City area. International Standard City Management.	

KEY REGULATIONS 3/3

Area of Regulation	Advantages	Advisor
Tax	Framework for competitive tax regime for investors or users/tenants operating out of Port City. Includes criteria for identifying Businesses of Strategic Importance and tax holidays/ incentives/ exemptions that should be afforded to BSIs. 40 years of Tax Holiday.	 
Visa	5-year visa for residential investments between US\$ 50,000 – 100,000. Employment visas-with long duration validity/online and fast-tracked application process/reduced documentation and an investment visa in bank fixed deposits, investment in startups or business and government recognized sectors.	
Banking	To finalize the policy framework that is critical for the establishment and operation of the International Financial Centre's banking market and value proposition to attract potential investors.	
Customs	Adopt a dedicated /single window process within Customs to provide a business-friendly environment for APs at Port City.	
Condominium & Apartment Ownership	Regulations for registration of developers, construction of buildings, management corporations etc.	 FJ&G de Saram
Gaming	To create a regulatory system that is consistent with the best practices (Golden Standard) exercised in primary global casino gaming jurisdictions that would be acceptable to major international gaming companies and foreign authorities that regulate these casino companies.	
Healthcare	Regulations to attract international hospital and doctors to setup in Port City.	

INVESTOR PROTECTION

A Stabilization/ Economic Equilibrium clause is incorporated into the Project Agreements to protect APs from negative financial implications due to change in laws in the future.

If an Authorised Person incurs an increase in the operating expenses as a result of any Laws (except for Laws specific to Financial Services), the Commission may adjust the exemptions and incentives granted by an amount sufficient to compensate the increase in operating expenses.

To protect APs, Investor Protection clause of the Act provides that any license issued or concessions granted by the Commission will not be altered or withheld.

No registration, licence, authorisation, permit or other approval granted by the Commission may be terminated or amended in any manner detrimental to the interests of the respective investor.

Sri Lanka's commitment to investment protection

Sri Lanka has 25 active bilateral investment treaties (BITs) and 5 other treaties with investment provisions (TIPs).

All of these IIAs provide international standards of protection guaranteed to foreign investments that are established in Sri Lanka through the broad principles of Fair and Equitable Treatment, Full Protection and Security and guarantees against expropriation of assets.



PORT CITY COLOMBO: A RING-FENCED SEZ

1) PRIMARY FOCUS IS THE EXPORT OF SERVICES, FDI_s AND PROMOTING EASE OF DOING BUSINESS.

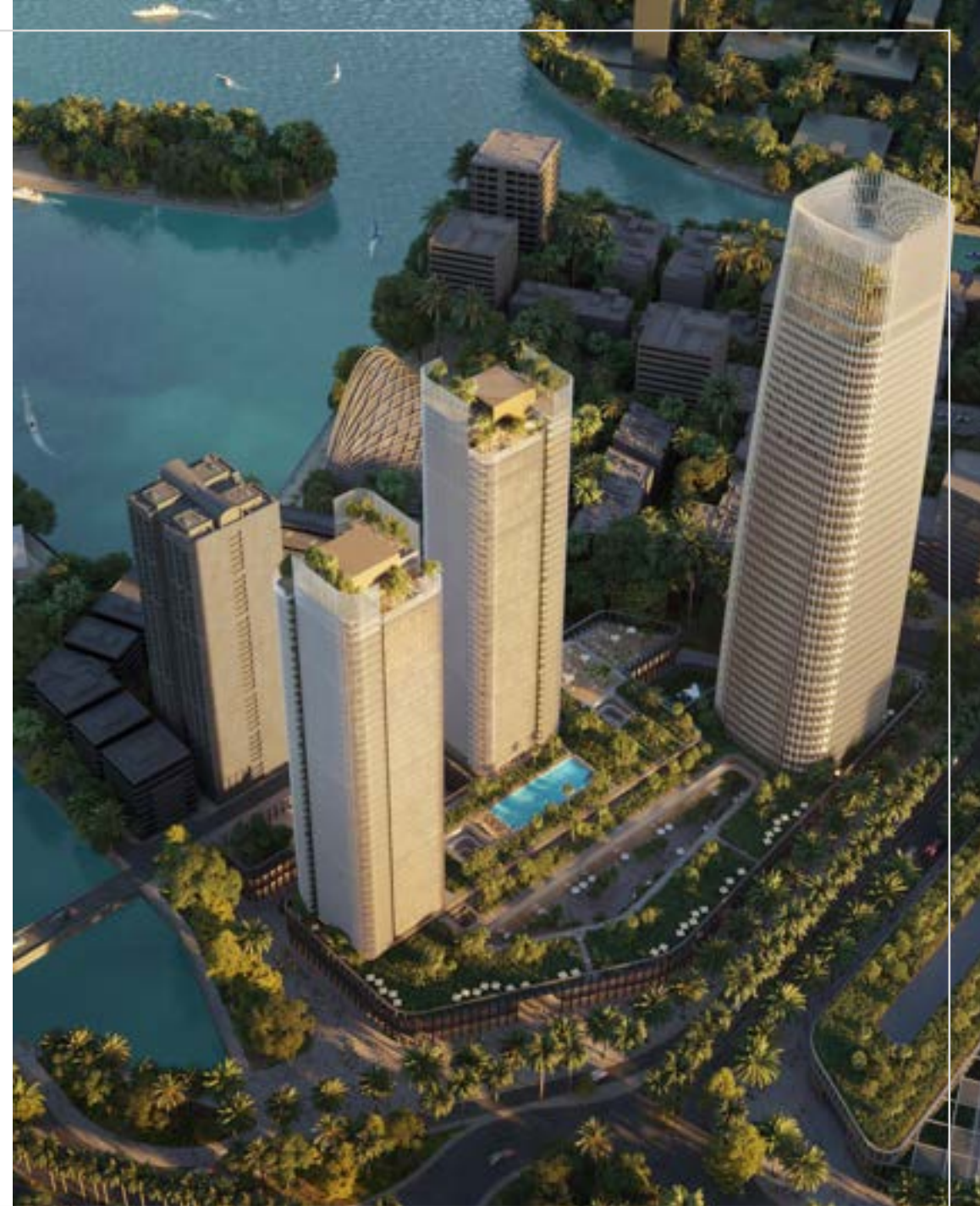
- Transaction currency is any designated FCY other than LKR, the Risk of LKR Dep is fully negated.
- Port City Colombo businesses can operate independently of the domestic financial system
- Controls on **current/ capital account transactions** applicable the of rest of Sri Lanka shall not apply, guaranteeing the ability to fully repatriate profits and capital

2) A REGULATORY FRAMEWORK DISTINCT FROM THE DOMESTIC FINANCIAL SYSTEM WILL BE IMPLEMENTED WITHIN THE PORT CITY COLOMBO.

- Port City Colombo banks will be regulated by the Monetary Board and the Colombo Port City Economic Commission.
- Modern regulations, compliant with international standard-setting bodies, are awaiting finalisation.

3) AS AN INTERNATIONAL FINANCIAL CENTRE, FINANCIAL SERVICES WILL CONCENTRATE ON WHOLESALE/ TRANSACTIONAL BANKING.

- Financial institutions will not deal in domestic currency
- Retail banking activities will not be provided - hence deposit insurance and Lender of last resort will not be applicable (similar to SEZs such as DIFC, Labuan & other)



ENCOURAGING RESULTS FROM MARKET SOUNDING EXERCISES BY GLOBAL STRATEGY CONSULTANTS



Market testing and Go to Market strategy



Strategic Roadmap for IT/ ITes Sector

Identified Thrust Sectors

-  Information technology and knowledge services
-  Financial services
-  Maritime services
-  Professional services
-  Tourism and other ancillary services

Outcomes

- Market based inputs for regulatory framework
- Pipeline of interest prospects for immediate set up/ expansion
- Curated investor outreach program across targeted regions and sub-sectors



























Global out reach

Involvement of 45 leading MNCs across the thrust sectors

- Higher perceived value of talent pool against significantly lower cost of operations
- Superior lifestyle offering in comparison to low cost of living
- Competitive regulatory regime and fiscal incentives

VALUE TO BE DRIVEN THROUGH COMMERCIALIZATION OF CIFIC PHASE I & II

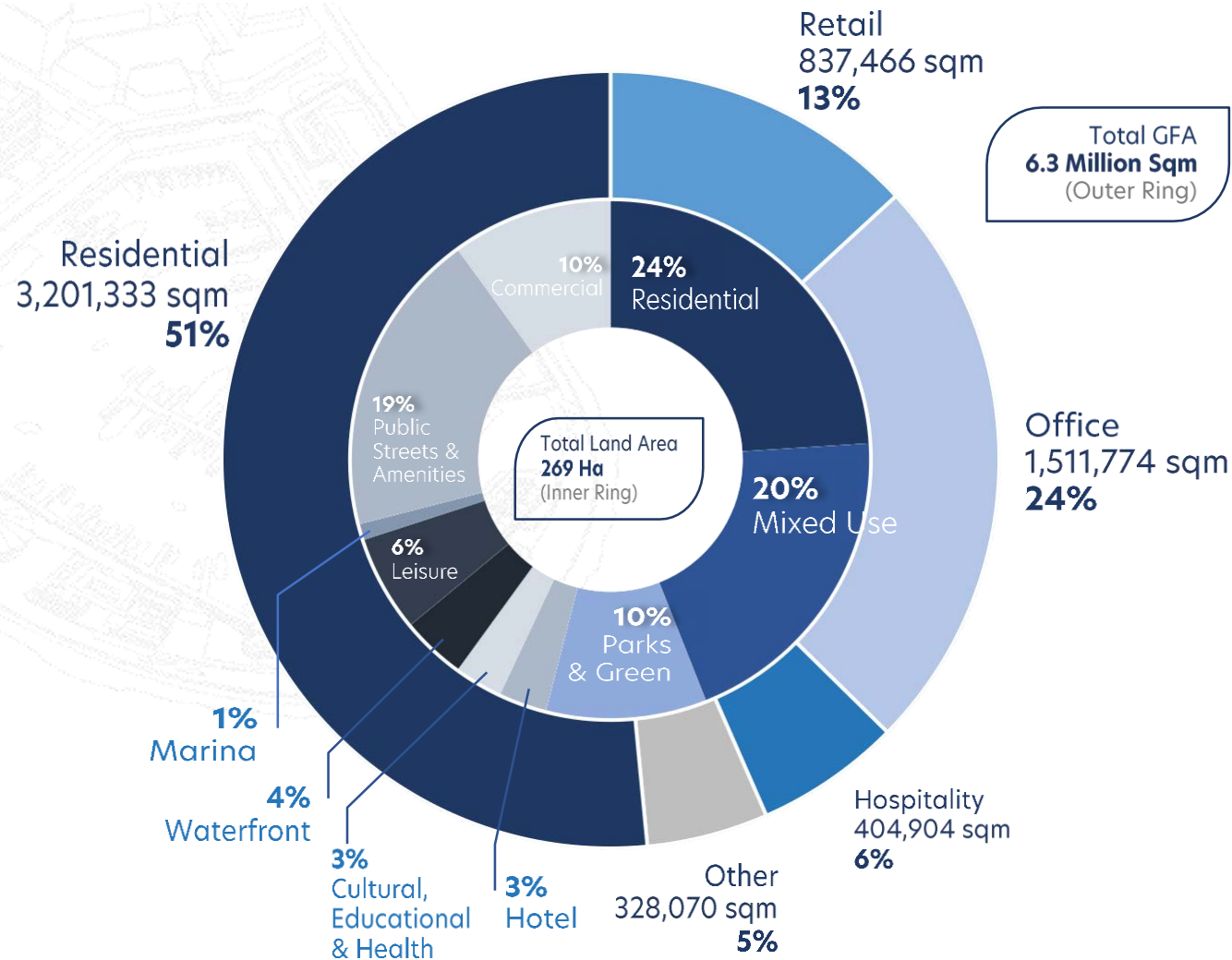
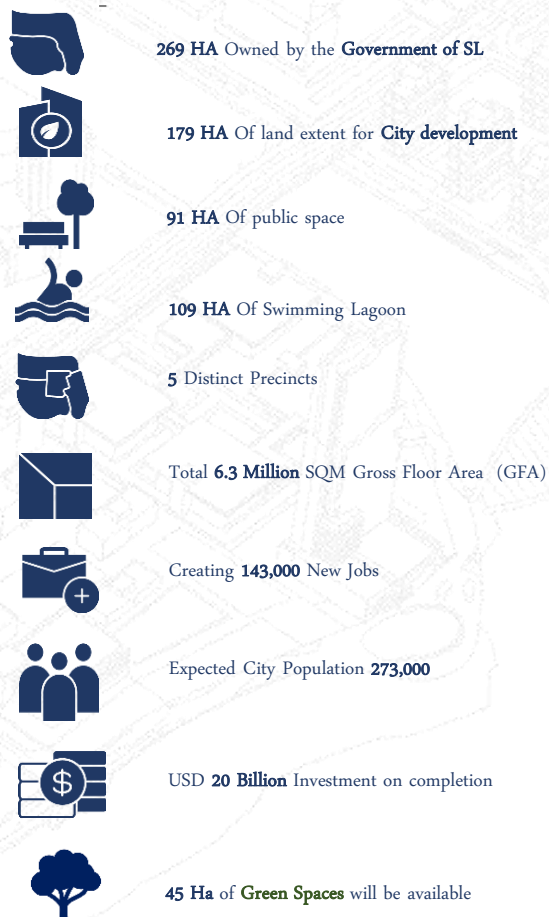
Focused plan for commercialization of CIFIC Phase I

SECTOR	SUB-SECTOR	AVG. CO. SIZE (FT ²)	AVAILABLE PIPELINE	TOP PRIORITY TARGET COMPANIES
Information Technology	IT Services (Anchor)	60 – 80K	140 – 240K	 Capgemini  IBM 
	IT Services (Mid Sized)	20 – 30K	50 – 120K	 Hexaware  Mindtree
	BPO (Anchor)	60 – 80K	140 – 240K	 Genpact  Teleperformance
	BPO (Mid Sized)	20 – 30K	50 – 120K	 IGT  Firstsource  EXL
Financial Services	Banks	4 – 6K	15 – 30K	 Standard Chartered  HSBC  Citi
	Other FS	3 – 4K	5 – 10K	 Allianz  Digilife  Wazirx
Professional Services	KPO/LPO	30 – 40K	100 – 220K	 Integrade  RR Donnelley  Integreon
	Consulting, Audit, Etc.	3 – 4K	10 – 20K	 EY  Deloitte  PwC  KPMG
Digital Education		3 - 4K	10-20 K	 Udemy  Vedantu  BYJU'S

500K – 1Mn ft²

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.



CONNECTING THE REGION

Located at the epicenter of South Asia, Port City Colombo offers access to a thriving region poised for future growth.

KEY

- Within 1-hour flight
- Within 2-hour flight
- Within 3-hour flight
- Within 4-hour flight
- Shipping Routes
- Maritime One Belt Route



Time zone supporting different markets : international company may uniquely benefit as they avail 2 hours out of 8 office hours where western and east Asian markets are parallel operational

Connecting major global financial markets, Dubai & Singapore, within 5 hours by air.

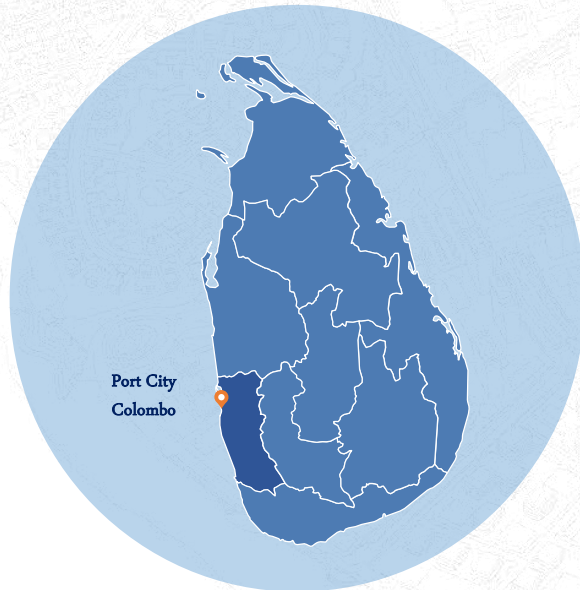
Proximity to India : expected to be the 3rd largest economy by 2030; and contributes nearly 70% of transshipment volume from Sri Lanka

Colombo international container terminals (CICT) is the only deep-water terminal operator in south Asia

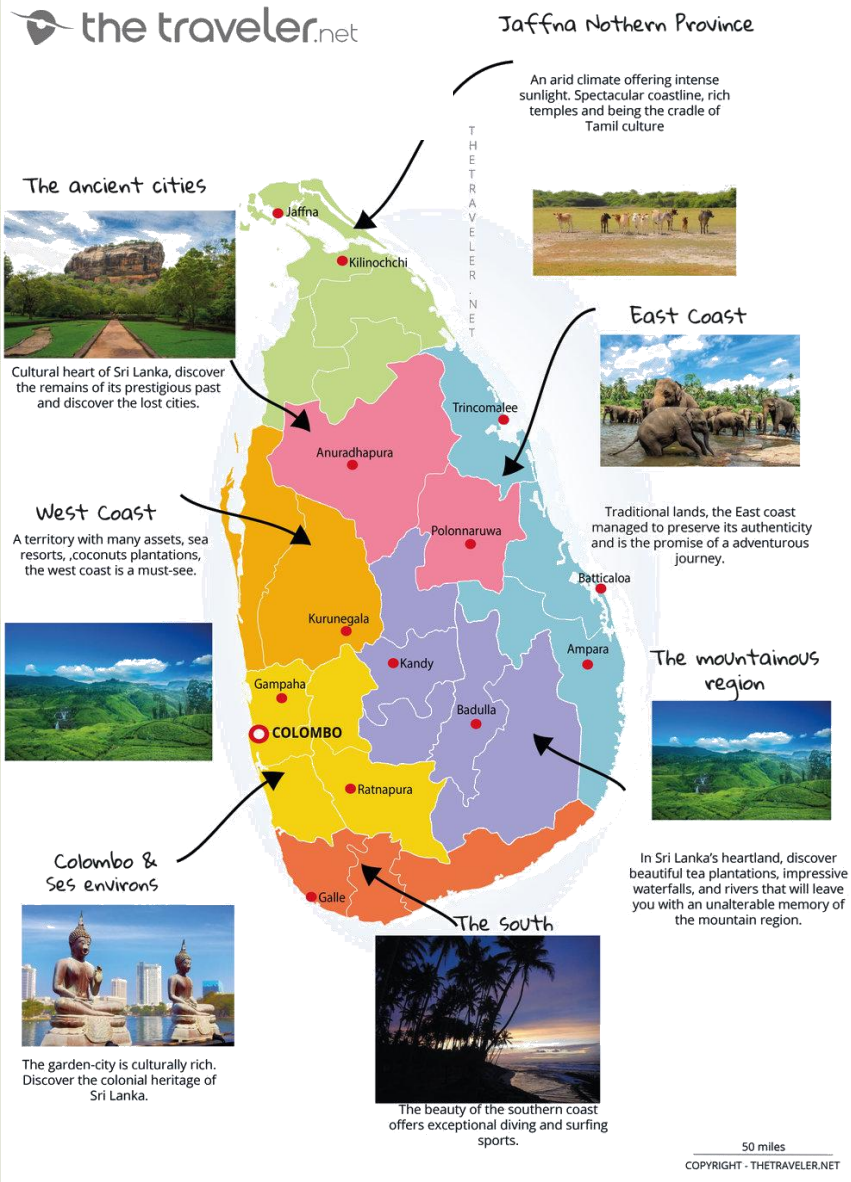
Exposure to China's modern trade route; BRI, which covers 60 countries with a combined population of over 3.2 bn

Sri Lanka is the second most connected nation in south Asia.

PORT CITY COLOMBO VALUE PROPOSITION



SRI LANKA



CNN 2022 best places to visit



Culture Rich Paradise



Top 10 friendliest nations



One of the cleanest cities in Asia



Ranked the 2nd Most affordable - Global Cost of Living Index in 2022



A modern metropolitan City, safe, secure & affordable living



World-Class Hospitals and Schools



A Multitude of Recreational Activities

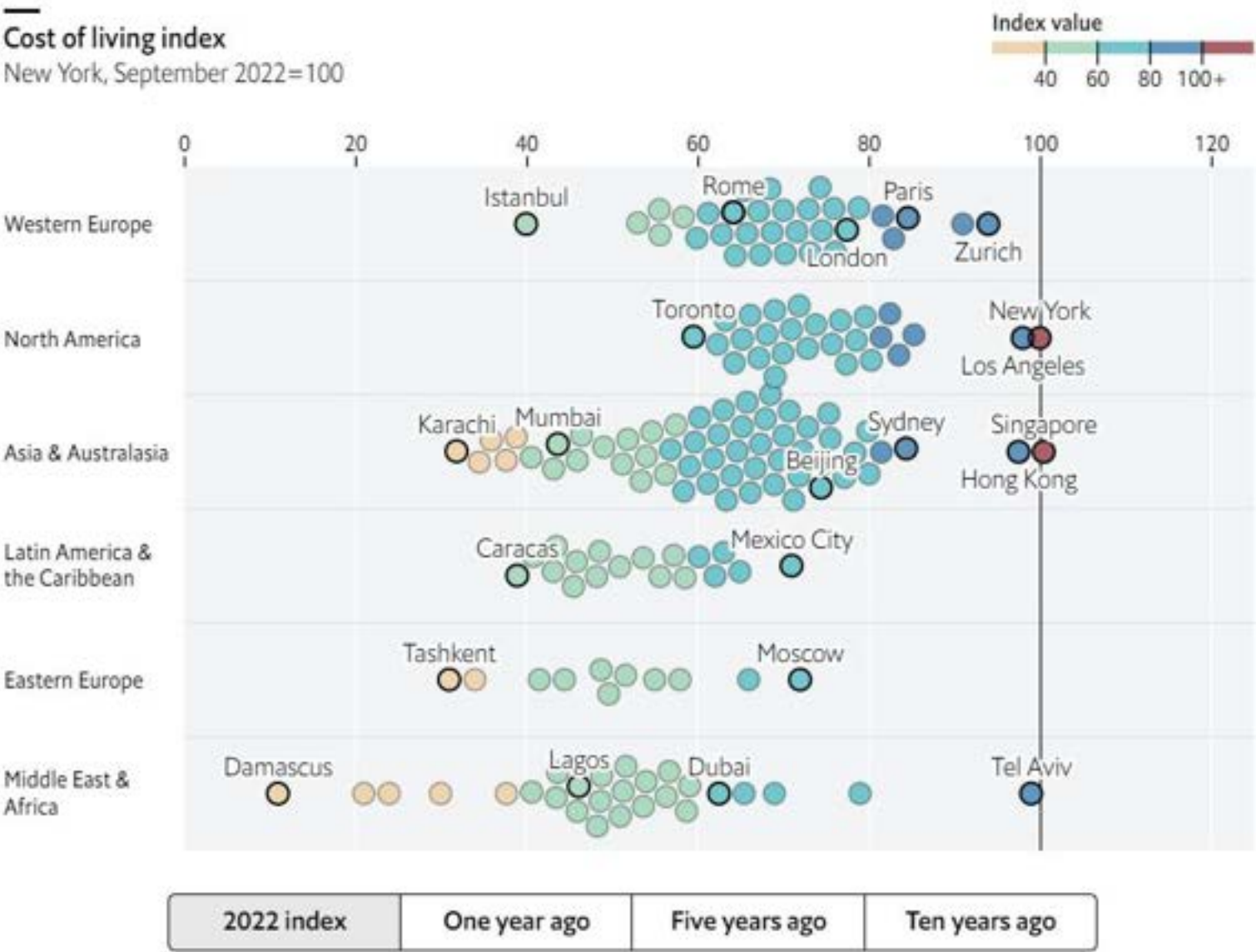


Easy Road access to site-seeing locations



Home to the biggest land animal & the largest creature on Earth

COST COMPARATIVE LIVING



WORKFORCE USP'S

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**.

Labour force of 8.2 Million people as at 2021
according to the World Bank

93% Adult Literacy Rate, 2nd Highest in the Indian Subcontinent –
(71% computer literacy for individuals with secondary education & strong soft skills)

Government Sponsored Education from Primary To Tertiary Levels

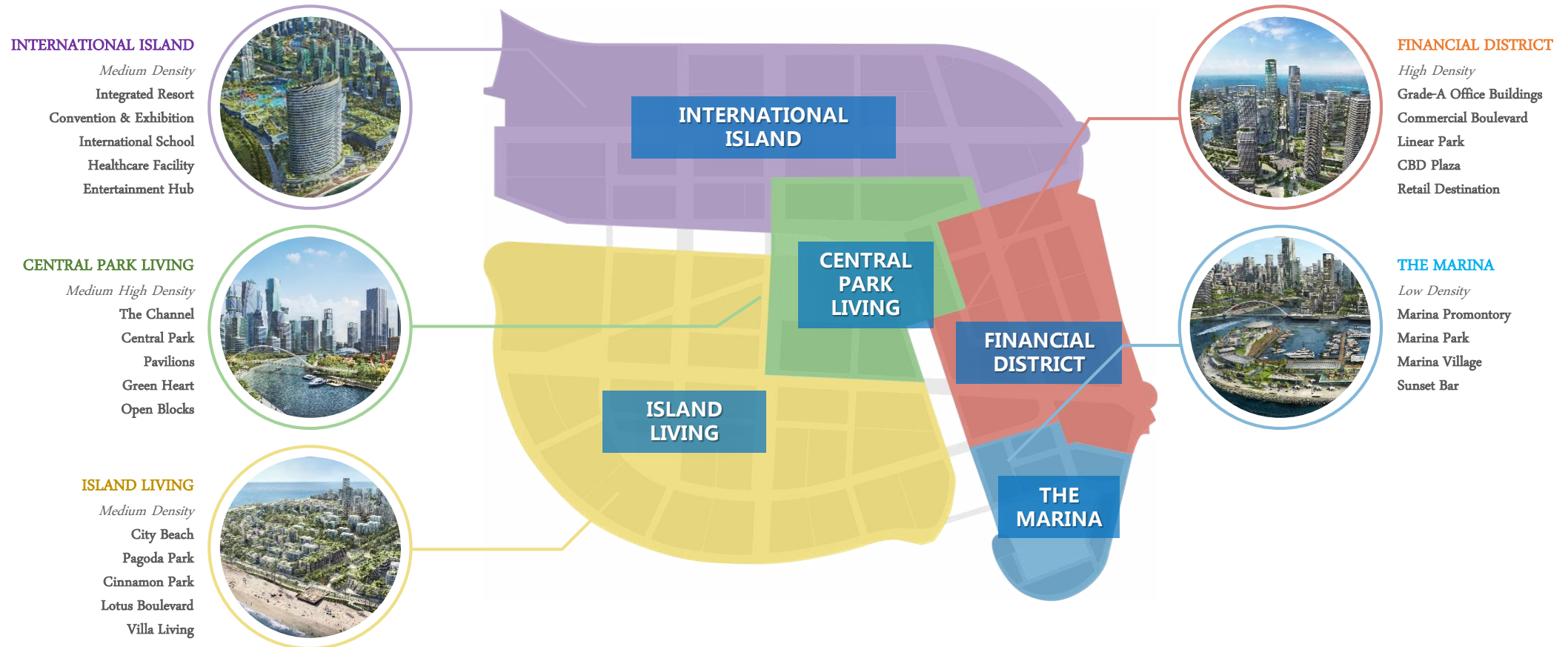
More Than 25,000 Graduates Per Annum

Over 25,000 UK-Qualified Accountants,
Access to local and from the ex-pat community



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.



GREEN & BLUE STRATEGY

GREEN HIERARCHY

Parks and open spaces play a vital role in the development of Port City, Colombo enabling a high quality of life and promoting a clean and green identity.

The following hierarchy will be delivered at city level and is intended to meet and exceed the Urban Development Authorities' Public Open Recreation Space (PORS) standard, while responding to international best practice for livable cities.

BLUE ENGAGEMENT

As a key maritime location the design of Port City, Colombo offers activities and experiences that have a close relationship with water. A waterfront promenade connects the historic city with the new providing continuous pedestrian access from which to experience everything from the bustling CBD and Marina to the tranquil and neighbourly beach within Island Living.

The unique relationship with the water provides opportunities for water experiences (offering activities such as Canoeing and Paddle Boarding) along with boat piers offering water taxis for both locals and tourists.



A NETWORK OF PEDESTRIAN & PARK CONNECTORS

Facilitating public access across the city through a series of lush, shaded walking paths. Highlights include :

- Pedestrian Mall
- Boulevard Green
- Green Buffer

PRIMARY SYSTEM

The largest green bodies within Port City, Colombo.

- Theme Park
- Central Park
- Linear Park
- Primary Green Connection

SECONDARY SYSTEM

Medium sized areas including community park, secondary green connector & waterfront promenade.

- Community Park
- Secondary Green Connectors
- Waterfront Promenade

LOCAL OPEN SPACE SYSTEM

Smaller pockets and connectors including estate parks (serving development parcels), shared streets & Channel buffers.

- Estate Parks
- Shared Streets
- Channel Buffer

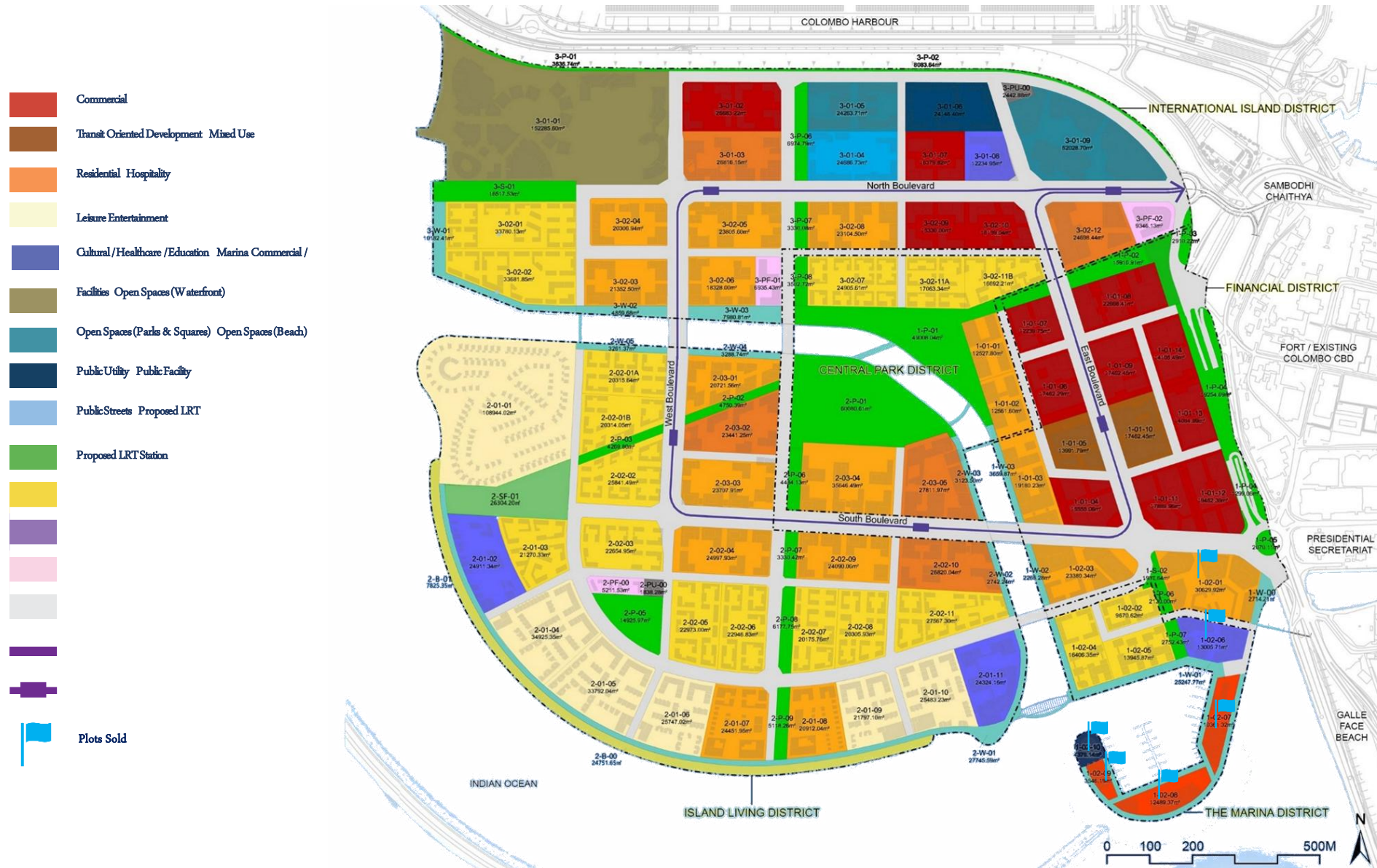
WATER EDGE STRATEGY

- Water Experiences
- Water Boat Pier & Taxi Stations

OPEN SPACES

- The Channel
- The Marina
- The Beach

MASTER PLAN – PLOT UTILIZATION



Benchmarking study by JLL in 2013

- Masterplan benchmarked against global & regional city developments
- Demand and supply forecast of local market was considered



Sj SURBANA JURONG

- Initial Masterplan - SWECO, Sweden in 2015
- Revision –SurbanaJurong, Singapore in 2017

PROJECT TIMELINE





INVESTMENT OPPORTUNITIES

Real Estate Development



DEVELOPMENT OPPORTUNITIES



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

Plot: 2.5 ha (6.2 acres)
GFA: 44,840 m²

First of its kind resort in
Colombo, with exclusive
beach access and
unobstructed views of the
Indian Ocean



Medical Tourism focused International Hospital

Plot: 2.4 ha (6.0 acres)
GFA: 82,497 m²
Capacity: 500+ beds



Premium Brand International School

Plot: 2.5 ha (6.1 acres)
GFA: 59,248 m²
Capacity: ~1,000 students



Colombo International Financial Center (CIFC)

Plot: 3.1 ha (7.5 acres)
GFA: 153,150 m²

Flagship Office Tower
Luxury Residential
Apartments
Duty Free Retail Mall
Serviced Apartments



Luxury Residence

Plot: 1.4 ha (3.5 acres)
GFA: 46,021 m²

Luxury Residential
Apartments overlooking
the Marina and Indian
Ocean



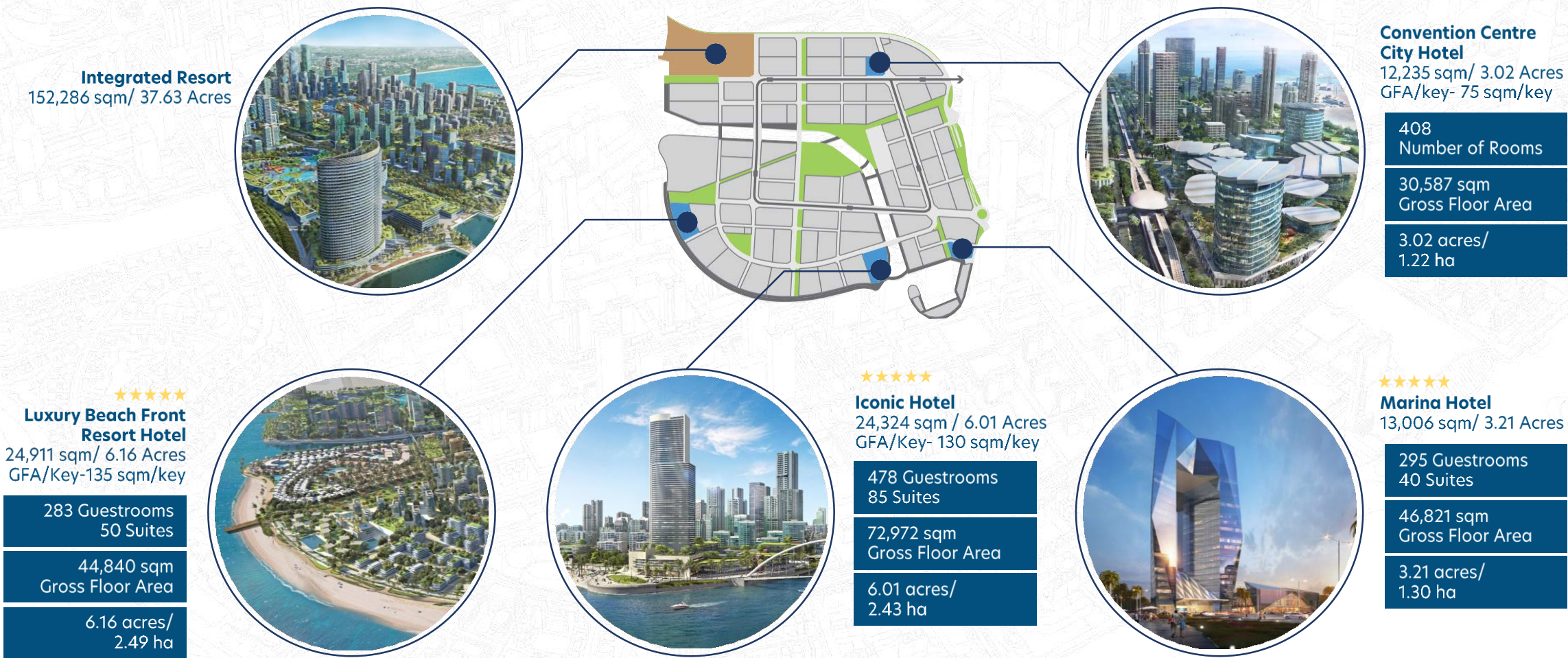
Iconic Hotel

Plot: 2.4 ha (6.0 acres)
GFA: 72,972 m²

Luxury International
chain branded hotel &
suites with beach access

HOTEL DEVELOPMENTS

The Port City Colombo Development has 74,476 sqm (18.4 Acres) extend of land area, allocated for City Hotel Development and 152,286 (37.63 Acres) allocated for an Integrated Resort.



COLOMBO INTERNATIONAL FINANCIAL CENTER

Redefining business in the region



Attribute	Description
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Land Title	99 Years Leasehold
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Land Area	30,630 m ²
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Maximum GFA	153,150 m ² (FAR 5.0)
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	52,000 m ² Grade A Office
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Offering	23,000 m ² Retail Mall
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	150+ Serviced Apartments
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	580+ Residential Apartments
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Building Height	Max. 220m
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Building Coverage	Max 60%
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Total Landscape Coverage	Min 40% of Plot Area
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Ground Level Landscape	Min 20% of Plot Area
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Total Investment	USD 500 million
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INTERNATIONAL CONVENTION CENTRE

First world class MICE facility for Sri Lanka



Attribute	Description
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Plot Area	52,029 m ² + 12,235 m ² (Hotel)
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GFA	86,777 m ² + 36,705 m ² (Hotel)
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Proposition	An Internationally-recognized, architectural icon with innovative design and novel green building features. An integrated complex with exhibition halls, Convention Centre, meeting rooms, banquet accommodations, F&B outlets and retails services.
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Mode of operation	To be operated under a world renowned education provider.
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Capacity	33,000 m ² of event spaces ~450 key business hotel
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Total Investment	USD 120+ Million
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INTERNATIONAL SCHOOL

Plot Number	03-01 04
Plot Area	24,686.73 m ²
Investment Amount	USD 40 Million
Commencement	1 Apr 2023
Completion	30 Sep 2025
Type of Business	International School for up to 1,000 Students + 300 Boarders



INTERNATIONAL HOSPITAL

Plot Number

03-01-05

Plot Area

24,263.71 m²

Investment Amount

USD 110 Million

Commencement

1 Jan 2023

Completion

31 Dec 2025

Type of Business

Hospital of up to 420 Beds



LUXURY VILLAS

Plot Number	02_01_01
Plot Area	108,944.02 m ²
Investment Amount	USD 350+ Million
Commencement	1 Jul 2022
Completion	31 Dec 2024
Type of Business	Up to 90 Luxury Villas



INTEGRATED RESORT

Plot Number	03-01-01
Plot Area	152,285.60 m²
Investment Amount	USD 1,500+ Million
Commencement	1 Jan 2025
Completion	31 Dec 2029
Type of Business	1,200 Hotel Keys 30,000 sqm Retail Other Leisure/ Entertainment Options



MARINA RETAIL & ENTERTAINMENT

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

Plot Numbers	01-02-07/08/09/10
Plot Area	10,361.32 m ² (01-02-07) 12,489.37 m ² (01-02-08) 3,546.19 m ² (01-02-09) 4,379.12 m ² (01-02-10)
Investment Amount	USD 115 Million
Commencement	1 Jul 2022
Completion	31 Dec 2024
Type of Business	29,000 sqm Retail



MARINA HOTEL

Plot Number

01-02-06

Plot Area

13,005.71 m²

Investment Amount

USD 140 Million

Commencement

1 Jul 2022

Completion




31 Dec 2025

Type of Business

Luxury City Hotel - 300+ keys



COMMUNITY & ENTERTAINMENT ACTIVITIES

-  Ongoing Water Activities
-  Land Activities
-  Upcoming Activities

Sea Plane



Beach Park



Mini Golf



Aqua Golf



Equestrian Club

Diving



Beach Club
Angel Beach



Karting



ATV



Water Sports



Beach Club – W15



Yoga &
Cinema



Floating
Restaurant



Diving



Yacht



Sri Lanka's
1st Downtown
Duty-Free Facility



COLOMBO PORT CITY
ECONOMIC COMMISSION

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