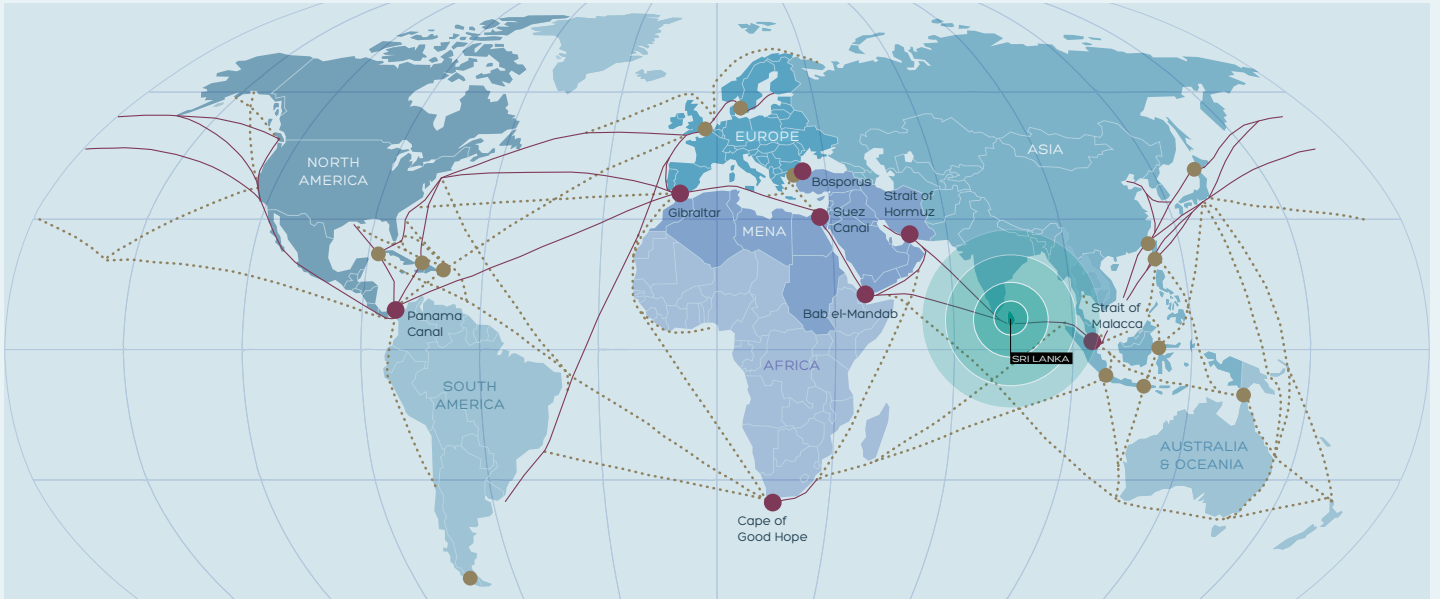




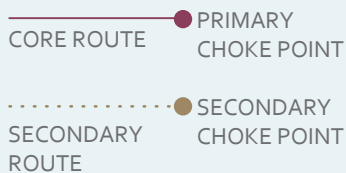
PORT CITY
COLOMBO

FACT SHEET

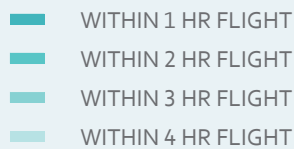
THE GATEWAY TO SOUTH ASIA



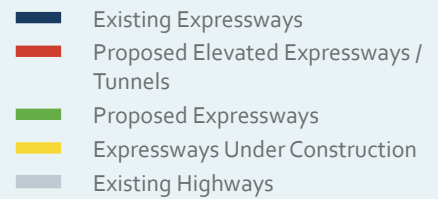
SHIPPING ROUTES



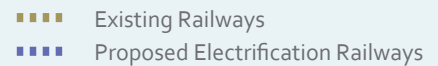
AIR COVERAGE ZONES



EXPRESSWAYS



RAILWAYS



STRATEGIC LOCATION

- A maritime hub for trade between East Asia, Southeast Asia, and Europe
- Colombo Port ranked 1st in South Asia, 22nd Worldwide (WB and S&P Market Intelligence - 2022)
- Access to Emerging Markets - Sri Lanka's close proximity to India - which is one of the fastest growing economies in the world
- Bandaranaike International Airport reached 10 MN international passenger movements in 2019

QUALITY OF LIFE

- 1st in South Asia (Human Development Index 2022)
- Colombo has ranked #1 in the South Asia region in Mercer's 2017 quality of living survey
- World-class domestic & commercial, healthcare, real-estate, high-end leisure facilities
- 8 UNESCO World Heritage Sites & recreational activities

AGILE TALENT

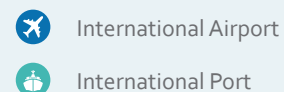
- 2nd largest CIMA pool in the world outside of the UK
- The highest per capita of CFA graduates in South Asia
- 1st in South Asia's literacy rate

MARKET ACCESS

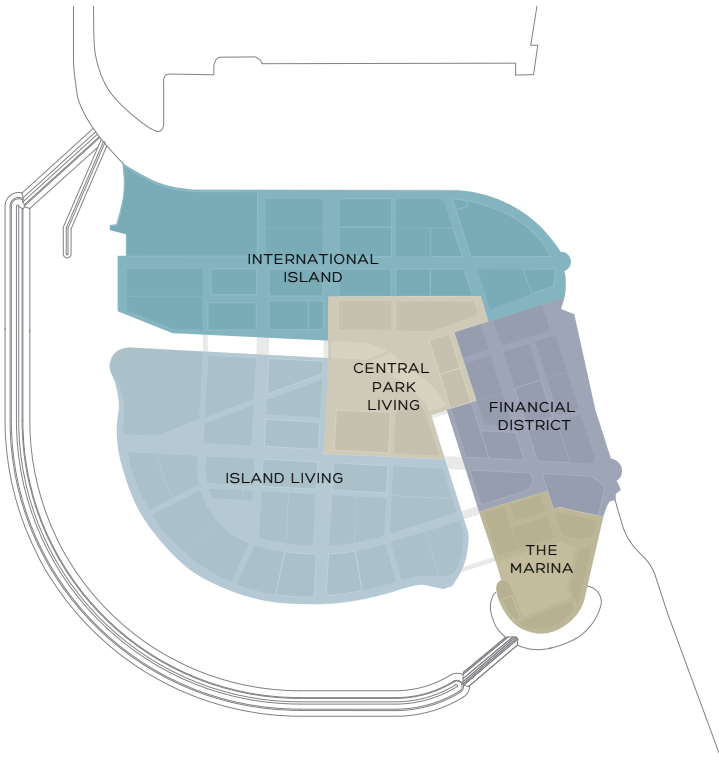
- The Generalized Scheme of Preferences Plus (GSP+) allows Sri Lanka to benefit from complete duty suspensions for products across approximately 66% of all EU tariff lines.
- Zero duty facility for over 6,400 items to 27 EU countries.
- India and Pakistan, giving duty free access to over 1.5Bn consumer market



AIRPORTS & SEAPORTS



PORT CITY COLOMBO



5 DISTRICTS WITH DISTINCT PERSONALITIES

Port City Colombo is Sri Lanka's **first multi-services oriented Special Economic Zone (SEZ)**. It will encompass the best-in-class in terms of business and lifestyle offering and aim to cultivate a live-work-play environment.

Port City Colombo is built on the latest sustainable city designs and smart city concepts that includes world-class facilities and spaces in Healthcare, Education, Entertainment, Hotels and Restaurants, Retail and Office with an Integrated Resort and a Marina, offering the best in living by the sea.

PORT CITY COLOMBO IN NUMBERS

US\$
15 BILLION
INVESTMENT



WITH AN EXPECTED
CITY POPULATION OF
273,000

TOTAL GFA
6.4Mn SQM



CREATING
143,000
NEW JOBS

269HA
EXTENSION OF
COLOMBO'S CBD



178HA
MARKETABLE
LAND

5
DISTINCT
PRECINCTS

91HA
OF PUBLIC SPACE



40HA
INCLUDING GREEN
SPACES & BEACH



101HA
SWIMMING LAGOON

ENHANCED EASE OF DOING BUSINESS

Colombo Port City Economic Commission (CPCEC) is authorized by Colombo Port City Economic Commission Act No. 11 of 2021 with the administration, regulation and control of all matters connected to business and other operations as the Single Window Investment Facilitator to promote ease of doing business within Colombo Port City.

CPCEC is at the forefront in fostering an environment that facilitates ease of doing business. Through its commitment to streamlining processes with a progressive regulatory framework and sector specific regulations, CPCEC empowers investors and businesses to set up and operate seamlessly and efficiently.

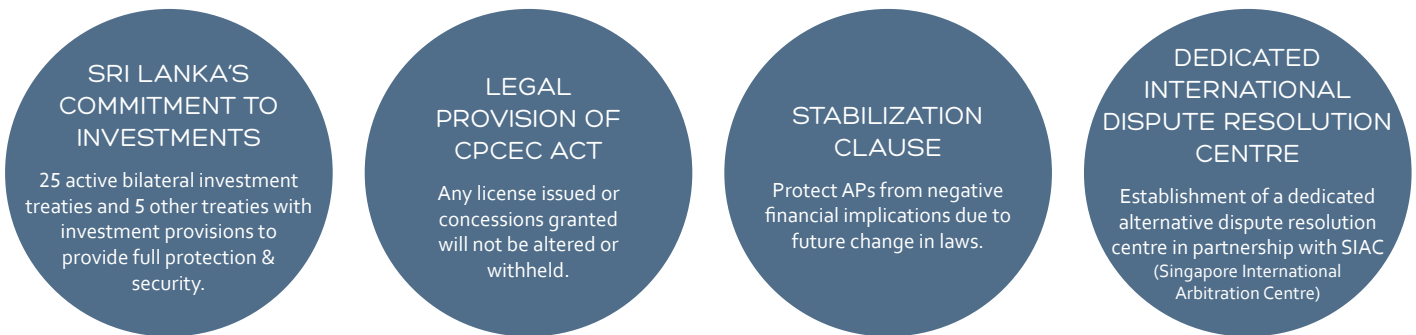
DOING BUSINESS IN PORT CITY COLOMBO

A POLICY DRIVEN ECONOMICALLY RING-FENCED CITY

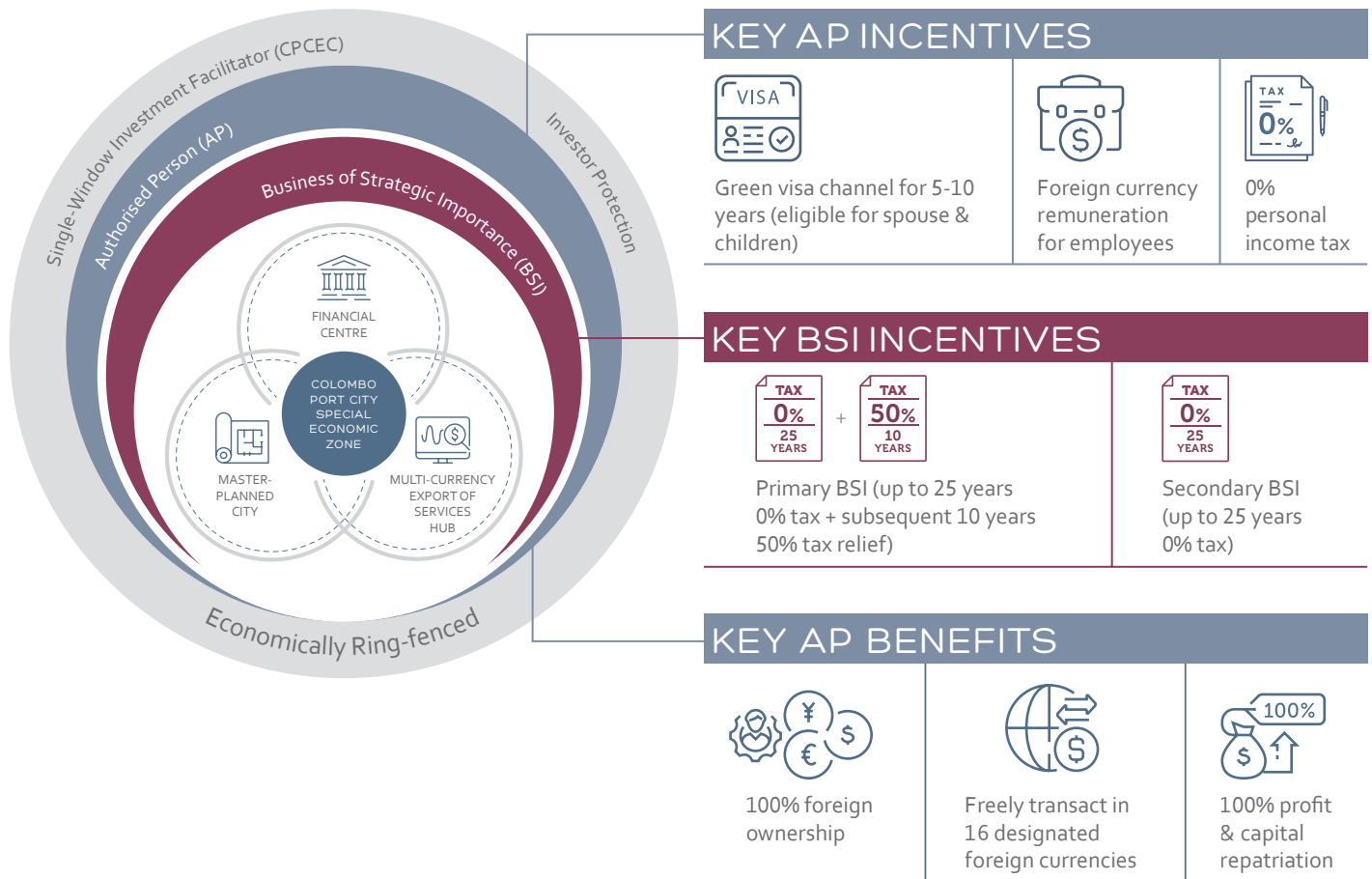
KEY THRUST SECTORS



INVESTOR PROTECTION



OVERVIEW



WHO IS AN AP?

AUTHORIZED PERSON (AP) IS AN ENTITY AUTHORISED BY COLOMBO PORT CITY ECONOMIC COMMISSION TO DO BUSINESS WITHIN PORT CITY

WHAT IS A BSI?

BUSINESSES OF STRATEGIC IMPORTANCE (BSI) ARE DESIGNATED AUTHORIZED PERSONS (AP) THAT ARE ELIGIBLE TO OBTAIN INCENTIVES, CLASSIFIED AS;



PRIMARY INVESTORS



SECONDARY INVESTORS

<p>PRIMARY INVESTORS</p>	<p>REAL ESTATE</p> <p>Investments Development Operations</p>	<p>QUALIFYING CRITERIA Satisfy one of the following criteria;</p> <table border="0"> <tr> <td data-bbox="544 763 975 978"> <p>Minimum investment USD 100 Mn per land plot</p> </td> <td data-bbox="975 763 1508 978"> <p>Minimum investment USD 25 Mn for the marina or social infrastructure land plots</p> </td> </tr> </table>		<p>Minimum investment USD 100 Mn per land plot</p>	<p>Minimum investment USD 25 Mn for the marina or social infrastructure land plots</p>
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<p>Corporate Income Tax Holidays</p> <p>0%</p> <p>for up to 25 years</p>	<p>Concessionary Corporate Income Tax Rate</p> <p>+ 50%</p> <p>prevailing tax rate for a further period of 10 years following the end of 25 years</p>	<p>Enhanced Capital Allowances</p> <p>Or 300%</p> <p>of investment in depreciable assets as an alternative to tax holiday and concessionary rate</p>	<p>EXEMPTION FROM OTHER TAXES</p> <table border="0"> <tr> <td data-bbox="1034 983 1134 1229"> <p>0%</p> <p>Sales taxes (VAT)</p> </td> <td data-bbox="1134 983 1278 1229"> <p>0%</p> <p>Dividend Income Tax</p> </td> <td data-bbox="1278 983 1508 1229"> <p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p> </td> </tr> </table>	<p>0%</p> <p>Sales taxes (VAT)</p>	<p>0%</p> <p>Dividend Income Tax</p>	<p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p>
<p>0%</p> <p>Sales taxes (VAT)</p>	<p>0%</p> <p>Dividend Income Tax</p>	<p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p>				

<p>SECONDARY INVESTORS Eligible business activities</p>	<p>Global and regional economic activities in international trade</p>	<p>Shipping logistics operations, Regional distribution operations</p>	<p>Information technology & Business process outsourcing</p>	<p>Tourism and other ancillary services, Entertainment</p>	<p>Urban amenity operations in the settlement of a residential community</p>
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<p>Corporate headquarter operations</p>	<p>Offshore banking and finance</p>	<p>Innovation, Entrepreneurship</p>	<p>Generation of employment opportunities</p>	<p>Sustainable development</p>	<p>Corporate Income Tax Holidays</p> <p>0%</p> <p>for up to 25 years</p>
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<p>QUALIFYING CRITERIA Satisfy one of the following criteria;</p> <table border="0"> <tr> <td data-bbox="89 1809 296 2141"> <p>Company having an annual global revenue of more than USD 50 Mn</p> </td> <td data-bbox="296 1809 480 2141"> <p>Minimum of 100 employees within 5 years from commencement</p> </td> <td data-bbox="480 1809 746 2141"> <p>Startup businesses with a valuation of at least USD 500,000 within 05 years of being licensed under the CPCEC Act.</p> </td> <td data-bbox="746 1809 1034 2141"> <p>Contribute to the economy & social development in Sri Lanka for creating an international financial center</p> </td> </tr> </table>				<p>Company having an annual global revenue of more than USD 50 Mn</p>	<p>Minimum of 100 employees within 5 years from commencement</p>	<p>Startup businesses with a valuation of at least USD 500,000 within 05 years of being licensed under the CPCEC Act.</p>	<p>Contribute to the economy & social development in Sri Lanka for creating an international financial center</p>	<p>EXEMPTION FROM OTHER TAXES</p> <table border="0"> <tr> <td data-bbox="1034 1809 1134 2141"> <p>0%</p> <p>Sales taxes (VAT)</p> </td> <td data-bbox="1134 1809 1278 2141"> <p>0%</p> <p>Dividend Income Tax</p> </td> <td data-bbox="1278 1809 1508 2141"> <p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p> </td> </tr> </table>		<p>0%</p> <p>Sales taxes (VAT)</p>	<p>0%</p> <p>Dividend Income Tax</p>	<p>0%</p> <p>Customs duty and other border tariffs (CESS and PAL)</p>
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KEY DEVELOPMENTS

PORT CITY COLOMBO PROVIDES STATE-OF-THE-ART INFRASTRUCTURE AND SPACES THAT ARE DEVELOPED BASED ON CUTTING-EDGE SUSTAINABLE CITY DESIGNS AND SMART CITY CONCEPTS.

MIXED USE — HEALTHCARE — LIFESTYLE AND ENTERTAINMENT



COLOMBO INTERNATIONAL FINANCIAL CENTER (CIFIC)

- Flagship project located at the main entrance of Port City Colombo consisting of a 220m Grade A Office tower, 600+ luxury residential units and modern retail inclusive of a duty free offering.



INTERNATIONAL HOSPITAL

- Offering the best in quaternary care facilities with 500 beds



DOWNTOWN DUTYFREE FACILITY

- Pioneering Downtown Duty Free mall for South Asia housing internationally reputed travel retail operators and the Country's first City Check in Lounge.



YACHT MARINA

- First of its kind luxury yacht marina in South Asia.
- Capacity to accommodate 200-250 mid sized yachts.
- Luxury retail and high end entertainment facilities.

RESIDENTIAL — EDUCATION CLUSTER



LUXURY VILLAS

- Development consisting of 90 luxury villas in an exclusive setting with water-frontage and nine hole golf course access.



LUXURY MARINA RESIDENCE

- Located in the sought after marina district that exudes the yacht marina lifestyle.



INTERNATIONAL UNIVERSITY

- World class higher education offering for around 2,000 students with a primary focus on IT and Business education



INTERNATIONAL SCHOOL

- A premium international standard facility for 1,000 students with a boarding capacity for 300 students.

HOSPITALITY & TOURISM



ICONIC HOTEL

- Located in the Island Living district - a residential area surrounded by the ocean and canal



MARINA HOTEL

- In the Marina district - the central entertainment hub that houses a luxury yacht marina, retail and dining facilities and other lifestyle and entertainment offerings.



LUXURY BEACH RESORT

- In the Island Living District - the only beach resort in the heart of Colombo, adjacent to the villa development, boasting unmatched views of the Indian Ocean.



INTEGRATED RESORT

- Port City Colombo's largest land parcel providing a first of its kind gaming experience along with luxury hospitality, retail, water theme park, dining and other lifestyle offerings.

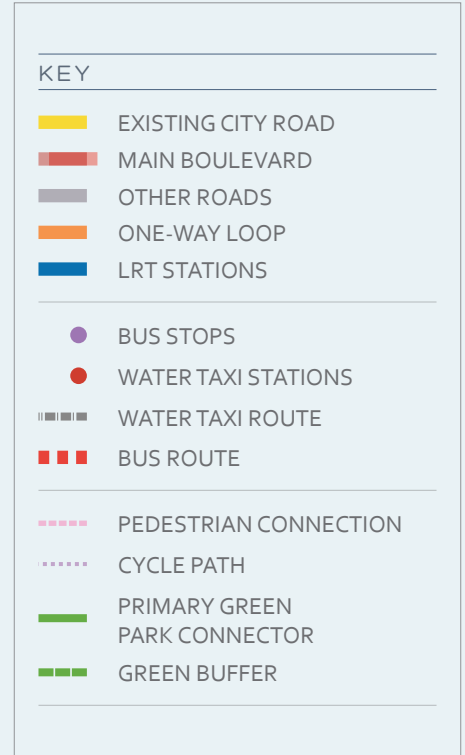
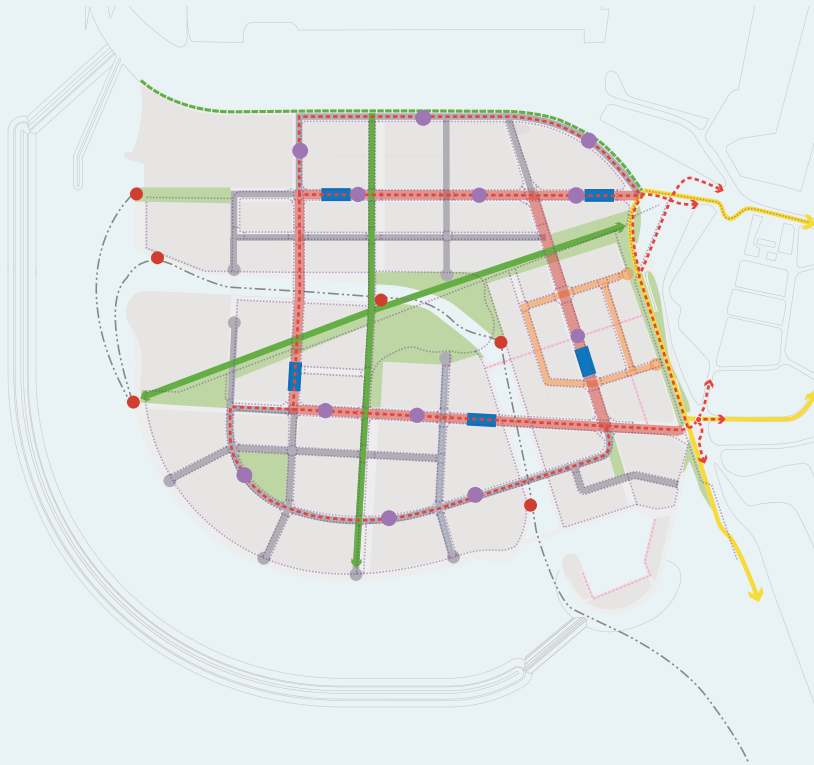


CONVENTION CENTRE & HOTEL

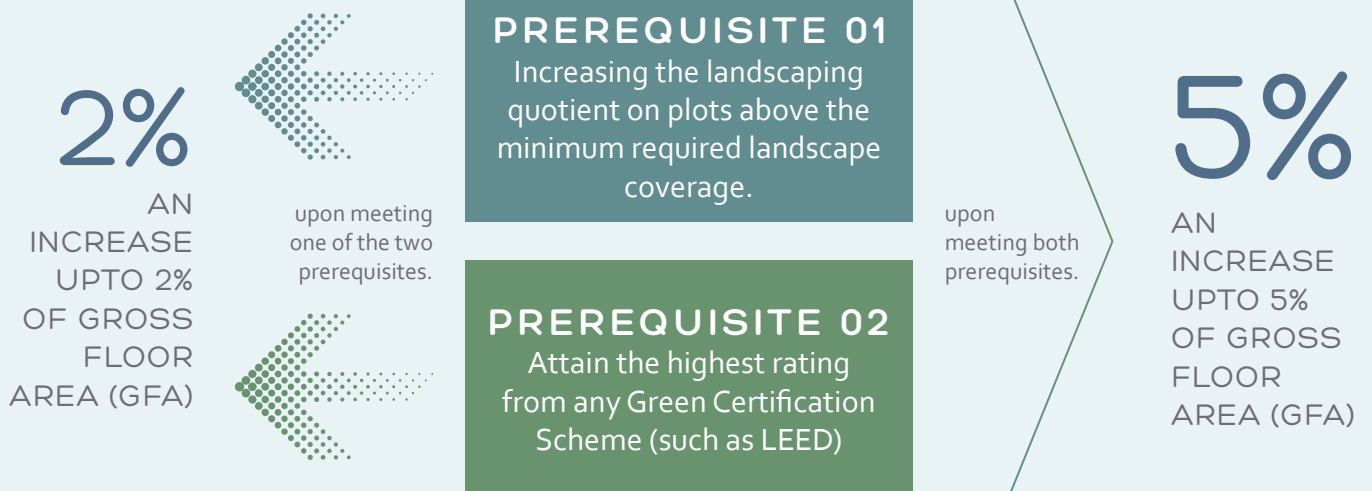
- Dedicated World Class Exhibition and Convention Center providing between 20,000 – 30,000sqm of dedicated event space. Adjacent to which is a 275+ key luxury hotel.

SUSTAINABILITY IN PORT CITY

IN THE HEART OF THE CITY, NATURE'S BEAUTY FINDS A HOME: OUR COMMITMENT TO SUSTAINABILITY & ESG PRINCIPLES



SUSTAINABILITY INCENTIVES



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



SCAN FOR MORE INFORMATION

LEVEL 30, ONE GALLE FACE TOWER, NO 1 A, CENTRE ROAD, GALLE FACE, COLOMBO 02, SRI LANKA
TEL: +94 11 233 5141 | EMAIL: ENQUIRY_CPCC@CHEC.LK | PORTCITYCOLOMBO.LK

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