

**Sector 4:
Real Estate**

**Location.
Location.
Location.**

**Flagship model 'Port City' is
all set to take off...**

Real Estate Project 4.1

Luxury Hotel Development Colombo Port City

Project Name:	Luxury Hotel Development
Brief Description:	<p>Establishing luxury-branded hotel development.</p> <ul style="list-style-type: none"> • The plot is located at the southeast corner of the Island Living District, overlooking the Marina District. The Island Living District is predominantly residential district with few mixed use developments and hotel properties as key anchor commercial developments. • Given the prime location, the architecture of the building is conceived to be iconic. Majority of the building will be for hotel use, with portion for retail use mainly located within the podium development along ground levels.
Expected method of partnership:	Foreign investors are permitted 100% ownership of real estate investment. Project Company is able to facilitate potential partnerships with interested parties locally and internationally, if required.
Land Agreement/ Ownership:	99 years lease from the Government of Sri Lanka; condominium units can be transferred on a free hold basis
Location:	Port City, Colombo Land Plot 2-01-11 Port City is located in the heart of Sri Lanka's capital, adjoining the Port of Colombo and in close proximity to the main railway and bus stations in Colombo.
Land Extent:	24,324.16 sq.m (2.43 hectare)
Current status:	Ready to invest
Project Timeline:	From 20xx to 20xx (From inception to conclusion)
Total Investment:	USD 229.0 million Estd. (including land lease, construction, FF&E, pre-operational /working capital)

Incentive-offers for the project:

- Depending on the size of the investment, Income tax holidays for up to 25 years and a waiver of border tariffs & sales taxes on construction material (Developer cost savings of 30-40%)
- Dividends to non-resident entities are exempt from income and withholding taxes
- Property and wealth taxes are also not applicable in Sri Lanka as at date
- Sri Lanka also has double-tax treaties with 46 nations
- Permits 100% repatriation of capital and profits
- Access to talented human capital of a 92% literacy rate; 30% lower costs in comparison with the other outsourcing destinations



Real Estate Project 4.2

Incentive-offers for the project:

- Depending on the size of the investment, Income tax holidays for up to 25 years and a waiver of border tariffs & sales taxes on construction material (Developer cost savings of 30-40%)
- Dividends to non-resident entities exempt from income and withholding taxes
- Property and wealth taxes not applicable
- Sri Lanka also has double-tax treaties with 46 nations
- 100% repatriation of capital and profits
- Access to talented human capital: 92% literacy rate; 30% lower labour costs in comparison with the other outsourcing destinations



Beachfront Luxury Villa Development Port City Colombo

Project Name:	Port City Villa Development
Brief Description	Luxury landed villa development /gated community with luxury amenities and facilities for villa owners / occupants.
Location:	Port City, Colombo (Land plot 2-01-01) Port City is located in the heart of Sri Lanka's capital, adjoining the Port of Colombo and in close proximity to the main railway and bus stations in Colombo.
Land Extent:	108,944.02 Sq.m (10.89 ha)
Current status:	Ready to invest
Accessibility:	The Port Access Elevated Highway, connecting the Bandaranaike International Airport to Port City within 25 minutes, is under construction and is expected to be completed by September 2022. This will also connect Port City to the National Expressway network.
Utilities:	Temporary utility facilities (electricity/ water) and access to sites are available as at date to commence construction. Permanent utility connections will be provided by June 2022.
Expected model of investment:	Foreign investors are permitted 100% ownership of real estate investment. Project Company is able to facilitate potential partnerships with interested parties locally and internationally, if required.
Project Timeline	From 20xx to 20xx (inception to conclusion)
Total Investment:	USD 362.5 million

Real Estate Project 4.3

Mixed Use Development Port City Colombo

Project Name:	Mixed Use Development
Brief Description	The plot will be developed as a mixed use housing in the Financial District. The development would be connected with park connectors to enhance the feeling of "city in the garden". Housing developments would incorporate commercial activities along the ground level. Majority of the building will be for residential use, with portion for commercial within the podium, where retail use will mainly be located along the edge abutting the waterfront open space.
Location:	Port City, Colombo (Land plot x-x-xx)
Land Extent:	23,380.34 Sq.m (approx. 2.33 hectare)
Land Agreement/ Ownership:	99 years lease from the Government of Sri Lanka; condominium units can be transferred on a free hold basis
Current status:	Ready to invest
Accessibility:	The Port Access Elevated Highway, connecting the Bandaranaike International Airport to Port City within 25 minutes, is under construction and is expected to be completed by September 2022. This will also connect Port City to the National Expressway network.
Utilities:	Temporary utility facilities (electricity/ water) and access to sites are available as at date to commence construction. Permanent utility connections will be provided by June 2022.
Expected model of investment:	Foreign investors are permitted 100% ownership of real estate investment. Project Company is able to facilitate potential partnerships with interested parties locally and internationally, if required. Total Investment Required
Project Timeline	From 20xx to 20xx (inception to conclusion)
Total Investment:	USD 355 million estd. (including land lease and development)

Incentive-offers for the project:

- Depending on the size of the investment, Income tax holidays for up to 25 years and a waiver of border tariffs & sales taxes on construction material (Developer cost savings of 30-40%)
- Dividends to non-resident entities exempt from income and withholding taxes
- Property and wealth taxes not applicable
- Sri Lanka also has double-tax treaties with 46 nations
- 100% repatriation of capital and profits
- Access to talented human capital: 92% literacy rate; 30% lower labour costs in comparison with the other outsourcing destinations



**Sector 5:
Urban
Development**

Improving quality of life

**New urban lifestyle built around
changing demands**



Urban Development Project 5.1

Downtown City Centre, Battaramulla (High Rise Mixed Development)

Project Name:	Downtown City Centre
Brief Description	High Rise Mixed Development in Battaramulla Town (Residential, Commercial and Offices Center) 73,508 Sqft Footprint
Land Extent:	1.36 Ha
Mode of investment:	Lease basis for 99 years
Incentive-offers for the project:	<ul style="list-style-type: none"> • Uplifting investor's goodwill • Adjustable time period for payment of Lease Premium • Prime Location & Premium Market Value • Mortgage & assignment of leasehold rights • Tax concessions • Favorable development regulations • Attractive Investment Modals • Flexible lease terms • Long-term leases for Commercial • Freehold Ownership for Apartments • Past approval processes • Professionals' assistance for Clearances/ Permits • Readily Available Basic Infrastructure • Government assured land tenure security
Project Timeline:	From the year 2020 to 2055 (From inception to conclusion)
Total Investment:	USD 75 million

At a Glance:

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Urban Development Project 5.2

Golden Gateway to Port City (Colombo Port City)

At a Glance:

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Project Name:	Golden Gateway to Port City
Brief Description	High Rise Mixed Development at Charmers Granaries Land at Colombo Fort (Residential, Commercial and Offices - 200,208 Sqft Footprint)
Land Extent:	3.92Ha
Mode of investment:	On Lease Basis (99 Years Lease)
Incentive-offers for the project:	<ul style="list-style-type: none"> • Uplifting investor's goodwill • Adjustable time period for payment of Lease Premium • Prime Location & Premium Market Value • Mortgage & assignment of leasehold rights • Tax concessions • Favorable development regulations • Attractive Investment Modals • Flexible lease terms • Long-term leases for Commercial • Freehold Ownership for Apartments • Past approval processes • Professionals' assistance for Clearances/Permits • Readily Available Basic Infrastructure • Government assured land tenure security
Project Timeline:	From the year 2020 to 2055 (From inception to conclusion)
Total Investment:	USD 1.0 billion

Urban Development Project 5.1

New Township, Narahenpita (High Rise Mixed Development)

Project Name:	Narahenpita New Township
Brief Description:	High Rise Mixed Development at Tractor Corporation Land at Narahenpita (Residential, Commercial and Offices - 94,722.32 Sqft Footprint) Narahenpita (Tractor Corporation Land) Colombo 8
Land Extent:	1.76Ha
Mode of investment:	Lease Basis /PPP/JV (99 Years Lease)
Incentives offers for the project	<ul style="list-style-type: none"> • Uplifting investor's goodwill • Adjustable time period for payment of Lease Premium • Prime Location & Premium Market Value • Mortgage & assignment of leasehold rights • Tax concessions • Favorable development regulations • Attractive Investment Modals • Flexible lease terms • Long-term leases for Commercial • Freehold Ownership for Apartments • Past approval processes • Professionals' assistance for Clearances/ Permits • Readily Available Basic Infrastructure • Government assured land tenure security
Project Timeline	From 20xx to 20xx (inception to conclusion)
Total Investment:	USD 170 million

At a Glance:

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