

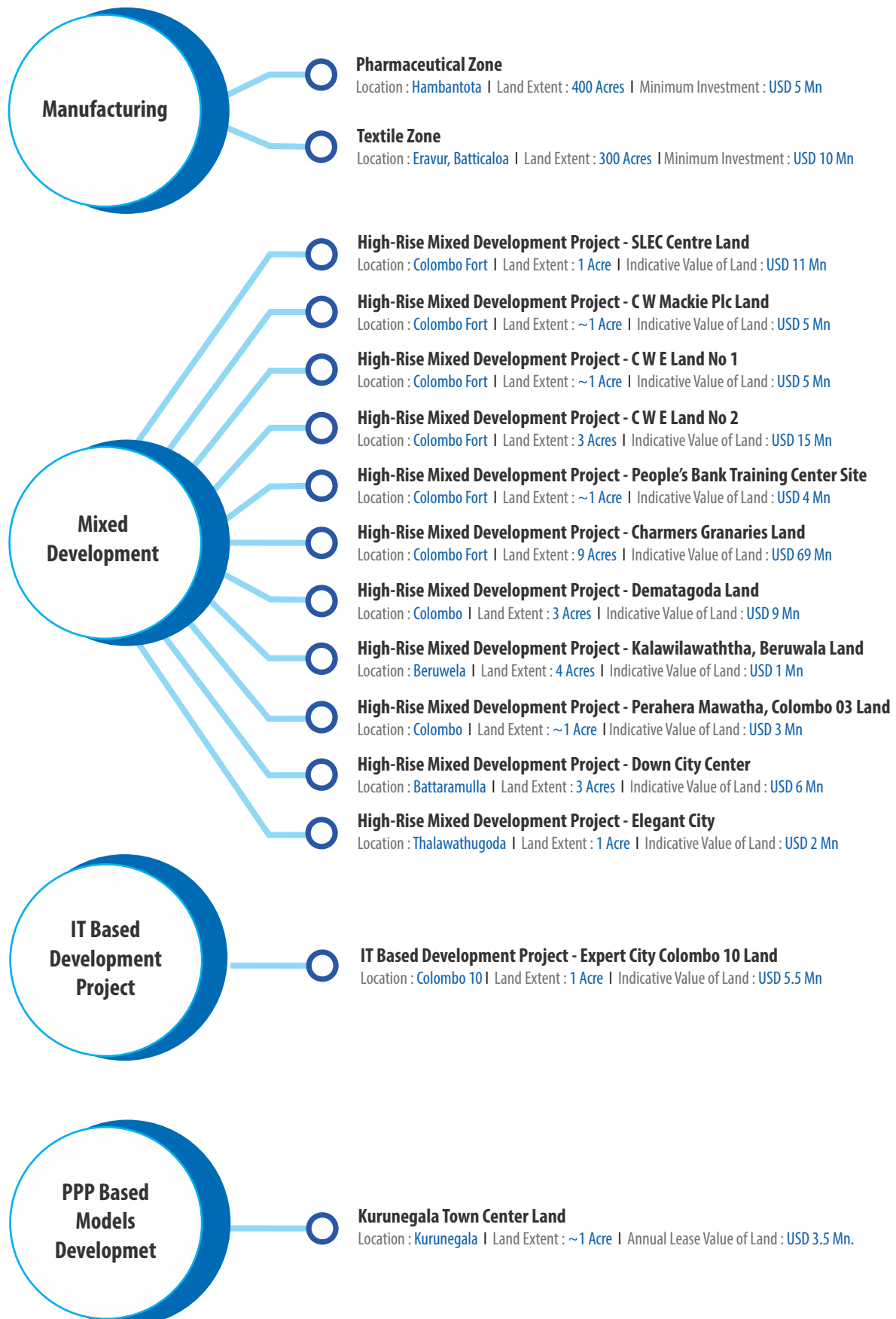


# READY TO INVEST OPPORTUNITIES IN SRI LANKA

Submitted by  
**Government Stakeholders**  
Collated by the BOI

This booklet contains information collected by the BOI from various government institutions. There is a possibility some of the information contained could be different as of now. Please be good enough to verify the information directly from the government institution in concern to get the latest information.

# Ready to Invest Opportunities







**Manufacturing**

# PHARMACEUTICAL ZONE DEVELOPMENT

ARABOKKA - HAMBANTOTA



## Hambantota

LOCATION



## 400 Acres

LAND EXTENT



## USD 5 Mn.

MINIMUM INVESTMENT

## Project Overview

The BOI, in order to support developing new industry verticals via import substitution and exports, is establishing a state-of-the-art pharmaceutical zone in Arabokka, Hambantota. This dedicated Pharmaceutical Manufacturing Zone plans to meet 40% of the domestic demand for pharmaceutical products by locally manufactured drugs while creating a pathway to export earnings as import substitution by 2025. The Zone is declared as a "Strategic Development Project" (SDP) and strategic pharmaceutical investments established within the proposed zone is eligible for benefits under the SDP Act. This State-of-Art zone is designed to International standards and accreditations. This specifically tailored zone will make a conducive and liveable business environment to globally renewed pharmaceutical brands to bring the latest technological advances to manufacture pharmaceutical products.

- Pre-approved zone: All environmental clearances to manufacture a full suite of pharmaceutical products and fast tracked NMRA approvals.
- Strategic location: Proximity to both the Hambantota port and Mattala airport, with dedicated facilities at airport to facilitate sea-air logistics.
- Common facilities provided: Wastewater treatment & sea outfall and common logistics facilities.

## Project/ownership structure

Foreign Direct Investments (FDI), Domestic Private Investment



### Strategic location

Proximity to both the Hambantota port and Mattala airport, with dedicated facilities at airport to facilitate sea-air logistics.



## Incentives

### Project incentives:



#### 5-10-year tax holiday for exports

(Duration of tax breaks based on size of investment, type of product to be manufactured, market orientation, type of patent rights, domestic value addition, manufacturing quality etc.)



#### 0% duty & taxes on imported capital goods & raw materials



**Exemptions for Import Substitution** under Value Added Tax (VAT), Port & Airport Levy (PAL), Customs Import Duty (CID), Commodity Export Subsidy Scheme (CESS)

### Other incentives:



**Dividends to non-resident entities** are exempt from income and withholding taxes



Sri Lanka enjoys **double-tax treaties** with 46 nations



**100% repatriation** of capital and profits permitted



**Access to talented human capital** with a 92% literacy rate that is 30% lower in cost vs region

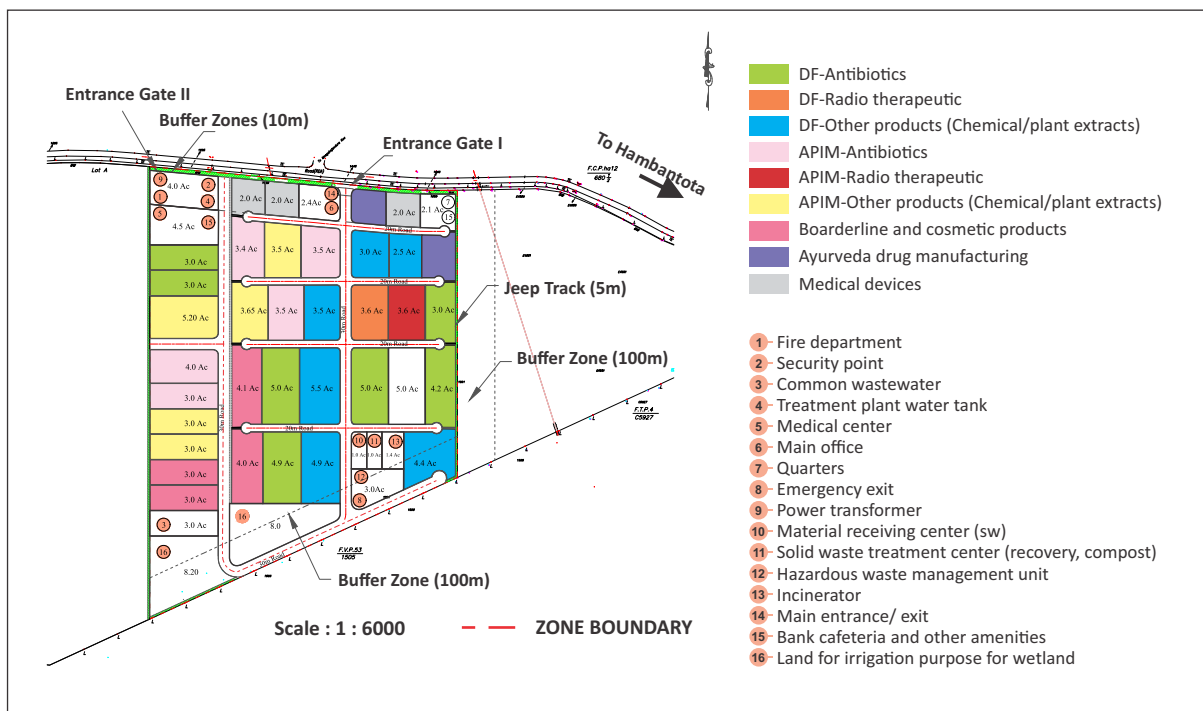
## Approved activities

1. Pharmaceuticals, medicinal chemical, and botanical products manufacturing facilities
  - Production of medicines covering all therapeutic classes
    - Production of APIs
    - Secondary processing including intermediates, formulation, blending and packaging
    - Production of radiopharmaceuticals (I-131, Tc-99m, F-18)
    - Manufacturing of herbal/botanical products and indigenous medicine including Ayurvedic and homeopathic drugs
  - Production of borderline products (products with combined characteristics of medicines along with foods, medical devices)
2. Medical devices manufacturing or assembling facilities
3. Related ancillary facilities R&D including biotechnology research and production and laboratory testing facilities



## State-of-the-art zone

This pharmaceutical zone in Arabokka, Hambantota will provide common facilities including wastewater treatment, a sea outfall and common logistics facilities.





# TEXTILE ZONE DEVELOPMENT

ERAVUR - BATTICALOA



**Batticaloa**

LOCATION



**300 Acres**

LAND EXTENT



**USD 10 Mn.**

MINIMUM INVESTMENT

## Project Overview

The Zone is declared as a “Strategic Development Project” (SDP) and, strategic textile manufacturing investments established within the borders of the zone are eligible for benefits under Sri Lanka’s SDP Act. With over ~300 acres, the zone will provide opportunities for multiple verticals relating to the manufacture of textiles. Manufacturers can establish plants in this dedicated area, complete with a host of amenities and facilities including a sea outfall, central wastewater treatment plant and pre-cleared environmental approvals for all products. This processing park aims to reduce material lead time with the availability of locally sourced fabric to reduce input costs.

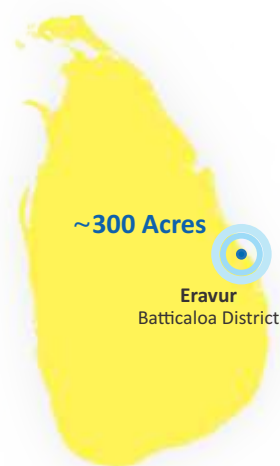
## Project/ownership structure

Foreign Direct Investments (FDI),  
Domestic Private Investment



### Strategic location

Located in the Batticaloa district with a population of 500,000+ representing a largely untapped labor pool.



## Incentives

### Project incentives:



#### 5-10-year tax holiday for exports

(Duration of tax breaks based on size of investment, type of product to be manufactured, market orientation, type of patent rights, domestic value addition, manufacturing quality etc.)



**0% duty** & taxes on imported capital goods & raw materials



**Exemptions for Import Substitution** under Value Added Tax (VAT), Port & Airport Levy (PAL), Customs Import Duty (CID), Commodity Export Subsidy Scheme (CESS)

### Other incentives:



**Dividends to non-resident entities** are exempt from income and withholding taxes



Sri Lanka enjoys **double-tax treaties** with 46 nations



**100% repatriation** of capital and profits permitted



**Access to talented human capital** with a 92% literacy rate that is 30% lower in cost vs region

## Approved activities

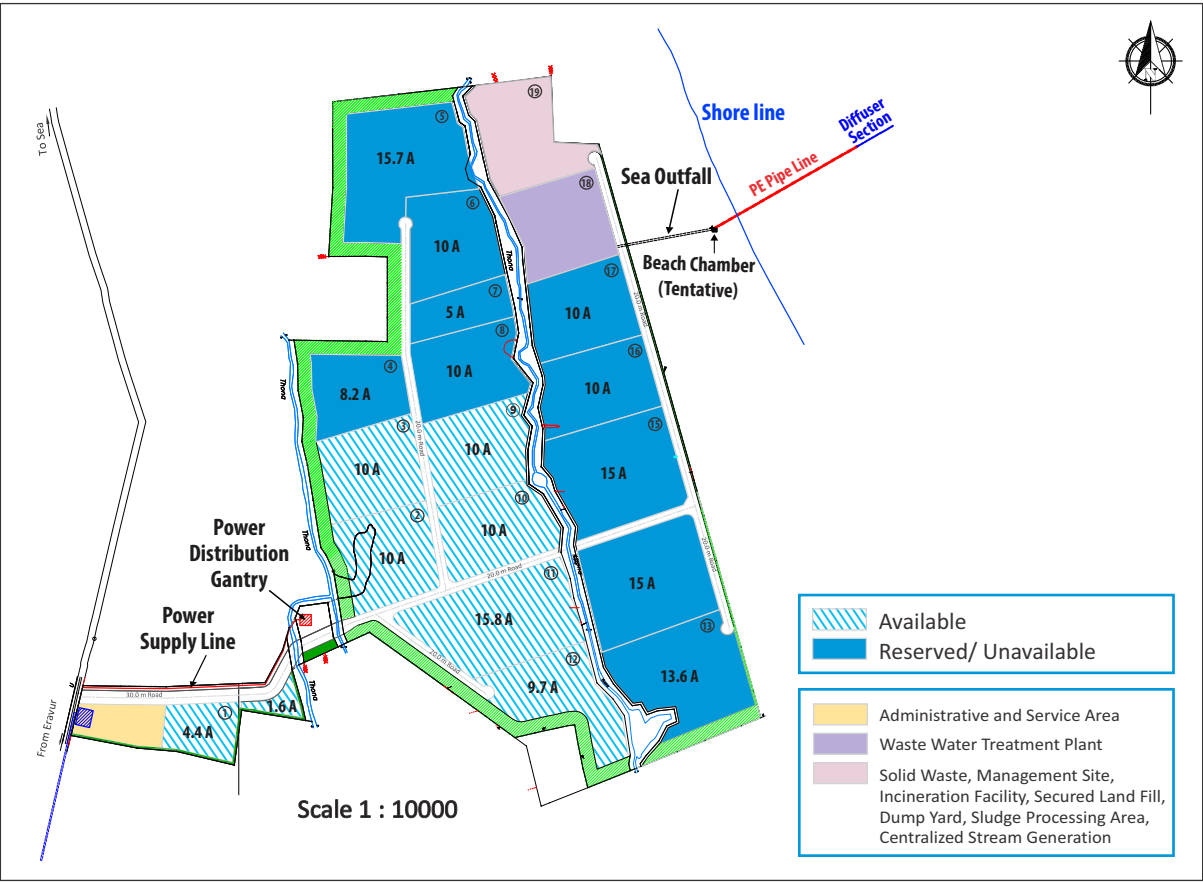
### Pre-approved for Multiple Product Opportunities:

- Textile Dying
- Textile Washing
- Textile Knitting
- Textile Weaving
- Other Associated activities



State-of-the-art zone

With over ~300 acres, the zone will provide opportunities for multiple verticals relating to the manufacture of textiles and manufacturers can establish manufacturing plants in this dedicated area, that comes complete with a host of amenities and facilities including a sea outfall, central wastewater treatment plant and pre-cleared environmental approvals for all products.







**Mixed Development**

# HIGH RISE MIXED DEVELOPMENT PROJECT

S L E C C E N T R E L A N D



**Colombo Fort**

LOCATION



**1 Acre**

LAND EXTENT



**USD 11 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

Colombo, the country's commercial capital, has been consecutively ranked as South Asia's Best City to Live in by Mercer, where attractiveness for businesses is based on high-quality human capital and competitive costs of doing business. This property is located in the core of the CBD and has close proximity to the Colombo Commercial Port.

Proposed as a high-rise mixed development project, the property aims to promote and enhance tourism related activities around the area. It has extensive development opportunities to cater to high tourist demand-based activities around the Beira Lake and is situated in close proximity to the CBD and Port City, in addition to the Port.

Since it has also been identified under the Beira Lake Intervention Area Development Plan, the property will facilitate new visual linkages with boulevard road areas dedicated for walks, jogs, leisurely strolls and bicycle rides and the green promenade will be extended around to facilitate ease of public access to the lake.

The site will be accessible from D.R. Wijewardhana Mawatha, with proximity to the port, educational facilities, cultural landmarks, financial centers, and major transportation facilities and walking distance to Colombo Fort & Railway Station.

The property has readily available utility services such as water, electricity, sewer and wastewater lines.

Indicative value of land : USD 11 Mn

Availability for Development : 2022

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

(Sri Lanka Exhibition & Convention Centre)



## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



**Government assured land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

C W MACKIE PLC LAND



## Colombo Fort

LOCATION



## ~1 Acre

LAND EXTENT



## USD 5 Mn.

INDICATIVE VALUE OF LAND

## Project Overview

Colombo, the country's commercial capital, has been consecutively ranked as South Asia's Best City to Live in by Mercer, where attractiveness for businesses is based on high-quality human capital and competitive costs of doing business. This property is located in the core of the CBD and has close proximity to the Colombo Commercial Port.

Proposed as a high-rise mixed development project, the property aims to promote and enhance tourism related activities around the area. It has extensive development opportunities to cater to high tourist demand-based activities around the Beira Lake and is situated in close proximity to the CBD and Port City, in addition to the Port.

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The property has readily available utility services such as water, electricity, sewer and wastewater lines.

Indicative value of land : USD 5 Mn

Availability for Development : 2022

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

CW Mackie PLC



## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



**Government assured land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

C W E LAND NO 1



## Colombo Fort

LOCATION



## ~1 Acre

LAND EXTENT



## USD 5 Mn.

INDICATIVE VALUE OF LAND

## Project Overview

Proposed as a high-rise mixed development project by the Urban Development Authority, the property aims to promote and enhance tourism related activities around the area. It has extensive development opportunities to cater to high tourist demand-based activities around the Beira Lake.

The property has been identified under the Beira Lake Intervention Area Development Plan, the property will facilitate new visual linkages with boulevard road areas dedicated for walking, leisure strolls and bicycle rides and the green promenade will be extended around to facilitate ease of public access to the lake.

The site will be accessible from D.R. Wijewardhana Mawatha, with proximity to the port, educational facilities, cultural landmarks, financial centers, and major transportation facilities and walking distance to Colombo Fort & Railway Station.

The property has readily available utility services such as water, electricity, sewer and wastewater lines.

Indicative value of land : USD 5 Mn

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

CWE Land No 1



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**





# HIGH RISE MIXED DEVELOPMENT PROJECT

C W E L A N D N O 2



**Colombo Fort**

LOCATION



**3 Acres**

LAND EXTENT



**USD 15 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

Proposed as a high-rise mixed development project by the Urban Development Authority, the property aims to promote and enhance tourism related activities around the area. It has extensive development opportunities to cater to high tourist demand-based activities around the Beira Lake.

The property has been identified under the Beira Lake Intervention Area Development Plan, the property will facilitate new visual linkages with boulevard road areas dedicated for walking, leisure strolls and bicycle rides and the green promenade will be extended around to facilitate ease of public access to the lake.

The site will be accessible from D.R. Wijewardhana Mawatha, with proximity to the port, educational facilities, cultural landmarks, financial centers, and major transportation facilities and walking distance to Colombo Fort & Railway Station.

The property has readily available utility services such as water, electricity, sewer and wastewater lines.

Indicative value of land : USD 15 Mn

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

C W E Land No 2



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**



# HIGH RISE MIXED DEVELOPMENT PROJECT

PEOPLE'S BANK TRAINING CENTER SITE



## Colombo Fort

LOCATION



## ~1 Acre

LAND EXTENT



## USD 4 Mn.

INDICATIVE VALUE OF LAND

## Project Overview

Proposed as a high-rise mixed development project by the Urban Development Authority, the property aims to promote and enhance tourism related activities around the area. It has extensive development opportunities to cater to high tourist demand-based activities around the Beira Lake.

The property has been identified under the Beira Lake Intervention Area Development Plan, the property will facilitate new visual linkages with boulevard road areas dedicated for walking, leisure strolls and bicycle rides and the green promenade will be extended around to facilitate ease of public access to the lake.

The site will be accessible from D.R. Wijewardhana Mawatha, with proximity to the port, educational facilities, cultural landmarks, financial centers, and major transportation facilities and walking distance to Colombo Fort & Railway Station.

The property has readily available utility services such as water, electricity, sewer and wastewater lines.

Indicative value of land : USD 4 Mn

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

(Peoples Bank Training Center Site)



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**





# HIGH RISE MIXED DEVELOPMENT PROJECT

CHARMERS GRANARIES LAND



## Colombo Fort

LOCATION



## 9 Acres

LAND EXTENT



## USD 69 Mn.

INDICATIVE VALUE OF LAND

## Project Overview

The land is situated in the prime limits of Colombo Commercial Capital. The Pettah Interchange of the proposed Elevated Highway Bypass from Orugodawatte to Port City is directly connected to the land, in very close proximity. The proposed high rise mixed development will provide access to shopping malls, office spaces, high-end commercial spaces, and indoor-outdoor entertainment facilities etc.

Indicative value of land : USD 69 Mn  
Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



**Government assured land tenure security**

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

(Charmers Granaries Land)



# HIGH RISE MIXED DEVELOPMENT PROJECT

DEMATAGODA LAND



**Colombo**

LOCATION



**3 Acres**

LAND EXTENT



**USD 9 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

Located in the city limits of Colombo which is Sri Lanka's Commercial Capital, this land abuts two main highways leading into the city (Baseline and Dematagoda main roads). The proposed high rise mixed development will provide access to shopping malls, office spaces, high-end commercial spaces, and indoor-outdoor entertainment facilities etc.

Proposed as a high-rise mixed development project, the property aims to promote and enhance all economic activities.

Indicative value of land : USD 9 Mn  
Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

(Dematagoda Land)



# HIGH RISE MIXED DEVELOPMENT PROJECT

KALAWILAWATHTHA, BERUWELA LAND



**Beruwala**

LOCATION



**4 Acres**

LAND EXTENT



**USD 1 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

Located on the Southern Coastal Belt, in Moragalla town, close to the popular tourist hub in Beruwala, this property would facilitate a Mixed Development Project, with easy access to public transport facilities and local restaurants, food courts, supermarkets, gymnasiums and other leisure areas. Main access would be from Galle Road with the Southern Expressway's Welipenna Interchange 12.2 km away and the Aluthgama Train Station is 2.1 km from the property.

Readily available water, electricity, sewer and wastewater lines etc.

Indicative value of land : USD 1 Mn

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Located in the southern coastal belt, and in between Bentota and Beruwela, ideally located to access all amenities of each town and access to major transportation modes.

(Kalawilawaththa, Beruwela Land)



# HIGH RISE MIXED DEVELOPMENT PROJECT

PERAHERA MAWATHA, COLOMBO 03 LAND



**Colombo**

LOCATION



**~1 Acre**

LAND EXTENT



**USD 3 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

This property is identified as a potential High Rise Mixed Development Project. The land is situated in the prime limits of Colombo Commercial Capital. The proposed high rise mixed development will provide access to shopping malls, office spaces, high-end commercial spaces, and indoor-outdoor entertainment facilities etc. Main access would be from Perahara Mawatha and is in close proximity to the port, educational institutes, cultural landmarks, financial centers and major transportation facilities. Readily available water, electricity, sewer and wastewater lines etc.

Indicative value of land : USD 3 Mn  
Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Centrally located within the CBD and close proximity to the Colombo Port and access to other major transportation modes, the location is ideally suited for a metropolitan development.

(Perahera Mawatha, Colombo 03 Land)





# HIGH RISE MIXED DEVELOPMENT PROJECT

DOWN TOWN CITY CENTER - BATTARAMULLA



## Battaramulla

LOCATION



## 3 Acres

LAND EXTENT



## USD 6 Mn.

INDICATIVE VALUE OF LAND

## Project Overview

The land is situated in the administrative capital Sri Jayawardenapura Kotte and in close proximity to the commercial hub, Colombo. The locality is a fast developing administrative, commercial and residential area. The proposed high rise mixed development will provide access to shopping malls, office spaces, high-end commercial spaces, and to a wide range of entertainment facilities etc. Further, this property is ideal for a mixed development project which will complement the increasing demand for commercial and recreational activities.

Indicative value of land : USD 6 Mn  
Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



**Government assured land tenure security**

### Strategic location

Battaramulla is a suburb of Colombo, situated 8.4 km from the city centre at Colombo Fort, near the Parliament of Sri Lanka. It is one of the fastest developing administrative, commercial and residential areas in the Colombo District.

(Down Town City Center - Battaramulla)



# HIGH RISE MIXED DEVELOPMENT PROJECT

ELEGANT CITY - THALAWATHUGODA



**Thalawathugoda**

LOCATION



**1 Acre**

LAND EXTENT



**USD 2 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

This land is in Thalawathugoda, an up market residential area with access to all modern conveniences. Located 180 meters from Thalawathugoda junction and facing a scenic reservoir, this property is ideal for an urban center development project.

The proposed 'Elegant City' reflects the potential of this neighborhood with a focus on sustainability, harmonizing urban development with nature's abundance.

Readily available water, electricity, sewer and wastewater lines etc.

Indicative value of land : USD 2 Mn

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Thalawathugoda is a suburb of Colombo. It is located approximately 16 km from the city centre of Colombo, adjacent to Battaramulla and Pelawatte on the Borella-Kottawa Road, bordering Sri Jayawardanapura Kotte. The suburb is a rapidly developing residential area with many facilities.

(Elegant City - Thalawathugoda)







**IT Based  
Development**

# IT BASED DEVELOPMENT

EXPERT CITY - COLOMBO 10 LAND



**Colombo 10**

LOCATION



**1 Acre**

LAND EXTENT



**USD 5.5 Mn.**

INDICATIVE VALUE OF LAND

## Project Overview

Adjacent to the popular Trace Expert City which is an innovation centric work space complex, this property has been identified as most suitable for an infrastructure development project targeting to serve the IT sector.

This location benefits from close proximity to Colombo's central bus terminus and the central railway network which will enable significant passenger throughput which is vital in considering the headcount intensive IT services industry.

Indicative value of land : USD 5.5 Mn (99 yrs) USD 4 Mn (35 yrs)  
Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 99-year /35-year lease

### Strategic location

Centrally located within Colombo and with easy access to all essential amenities.



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



**Government assured land tenure security**





## **PPP Based Models Development**

# PPP BASED MODELS DEVELOPMENT

## KURUNEGALA TOWN CENTER LAND



**Kurunegala**

LOCATION



**~1 Acre**

LAND EXTENT



**USD 3.5 Mn.**

INDICATIVE VALUE OF LAND

### Project Overview

Located in the center of an economically thriving city, Kurunegala, this property in the town center is to be utilized to complement the existing commercial landscape in the city by providing centrally located convenient residential real estate options to the upwardly mobile people of the area.

With potential to develop on a PPP basis, this mixed development project will have a greater focus on the housing element with some potential for commercial space.

Indicative value of land : USD 3.5 Mn

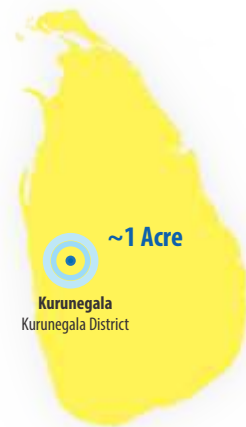
Availability for Development : 2022

### Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally on PPP Basis.

#### Strategic location

Kurunegala being the capital city of the North Western Province, is a strategic and populated city.



### Incentives

#### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



**Readily available basic infrastructure** to the site



Government assured **land tenure security**





**Hospitality  
&  
Leisure**

# LAKE GREGORY THEME PARK

LAKE GREGORY - NUWARA ELIYA



**Nuwara Eliya**

LOCATION



**10 Acres**

LAND EXTENT



**USD 50,000**

ANNUAL LEASE VALUE OF LAND

## Project Overview

Popularly referred to as Little England, Nuwara Eliya is a colonial hill-station full of heritage and history. This site location is bounded by the iconic Lake Gregory and has been earmarked for a Theme Park development project by the UDA and is expected to commence in 2022/2023.

Located in the center of the Nuwara Eliya town, the property is within walking distance to all conveniences and major transportation facilities. The property has readily available utility services such as water, electricity, sewer and wastewater lines, and has extensive potential given that Nuwara Eliya draws many international and local tourists.

Indicative lease value of land : USD 50,000

Availability for Development : 2022

## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered on a 30-year lease.

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



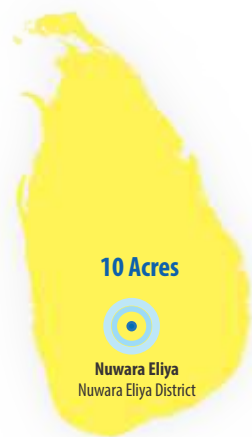
Readily **available basic infrastructure** to the site



Government assured **land tenure security**

### Strategic location

Situated in the center of the Nuwara Eliya town, with all conveniences and major transportation facilities within walking distance. The property has readily available utility services such as water, electricity, sewer and wastewater lines.





# THE HILTON COLOMBO

COLOMBO 01



## Colombo 01

LOCATION



## ~9 Acres

LAND EXTENT



## USD 230 Mn.

MINIMUM INVESTMENT

## The Hilton Colombo

With over 30 years of operations in the city of Colombo, the Hilton Hotel currently holds the highest market share in terms of revenue and profitability per unit. The Hotel also leads the MICE market operations with its regional presence, facilities and services provided to clientele. Its international brand image and current market position could be easily leveraged for growth and expansion of operations.

## Project Overview

This highly acclaimed 5-star hotel includes 382 guest rooms, 3 specialty restaurants, a gym & spa, executive lounge, coffee shop and laundry services, encompassing 2.25 acres of land for further development. The Hotel has 18 floors with 2 towers, with further provision to construct an additional tower for expansion of hotel operations.

- Estimated investment US\$ 230 million
- Payback Period: 8 Years
- Current status: Current hotel operations are in progress with new expansions and developments under feasibility report stage
- Envisioned Period for completion: Expansion projects for completion by Dec 2024

## Project/ownership structure

100% ownership to the investor, JV, or Private Public Partnership considered.  
Should it be a (PPP) a 49% divestment option to the investor will be followed.

## Incentives

### Project incentives:



BOI status could be provided for the new development project to the investor, along with **tax concessions**.



Management control can be provided to the investor on **mutually agreed terms**.



**Leverage further market** potential through the brand image created by Hilton

### Strategic location

Situated in the heart of Colombo, in close proximity to the CBD and Port City, in addition to the Port.



# THE GRAND HYATT

COLOMBO 03



## Colombo 03

LOCATION



## 3.25 Acres

LAND EXTENT



## USD 270 Mn.

MINIMUM INVESTMENT

## The Grand Hyatt

Situated in the heart of Colombo, the Grand Hyatt is a 5-star hotel in the final stages of development. It consists of 48 floors, 458 guest rooms, 100 serviced apartments, 12 specialty restaurants, 7 meeting rooms, a 1,000 pax ballroom, gym, pool, spa and in-house laundry. The Hotel covers approx. 1.2 million sq. ft. and is expected to be completed in full by Dec 2022, with partial commissioning of 200 rooms by Dec 2021. The present completion stands at 60% overall.

## Project Overview

A high potential project with key service propositions such as serviced apartments, which are in high demand for long stays with the ongoing Port City development. The Grand Hyatt competes with other top international operators in the city. With tourist arrivals expected to rise post pandemic, the hotel will be ready for occupation in December 2022.

- Estimated Total cost to completion: US\$ 270 million
- Estimated IRR: 13.5%
- Payback period: 8 years
- Scheduled commencement of commercial operations: December 2022
- Current status: All approvals obtained and under construction stage with nearing 60% completion
- Common infrastructure and utility availability: All information on structure and utility services are available and has obtained required approvals to comply with regulatory requirements

### Strategic location

Situated in the heart of Colombo, in close proximity to the CBD and Port City, in addition to the Port.



## Project/ownership structure

100% ownership to the investor, JV, or Private Public Partnership considered. Should it be a PPP, a 49% divestment option to the investor will be followed.

## Incentives

### Project incentives:



This project enjoys **strategic development project (SDP)** status with **duty free** and tax incentives provided.



Is considered to have the **highest IRR** achieved compared to the local hotel projects, considering the **availability of 100 serviced apartments**, which could be marketed for outright sale for investment recovery.





The option for obtaining **management control** could be considered



# GRAND ORIENTAL HOTEL & YORK STREET BUILDING

COLOMBO 01

**Colombo 01**  
LOCATION

**1 Acre**  
LAND EXTENT

## Project Overview




82 room boutique hotel adjacent to the Colombo Port strategically located inside the Colombo Fort Heritage area. The area will shortly be transformed to a Heritage square with several other development project to restore colonial architecture to attract tourism to the city. The construction of the cruise terminal in the near future could also attract the direct connectivity of transit tourist to the hotel. Hotel went through a refurbishment as part of its restoration and is expected to be positioned as the top boutique colonial hotel in the city. The expansion of further 160,000 sqft is available in the York street building as the hotel is currently housing only 80,000 sqft of the entire property

## Project/ownership structure

100% ownership to the investor, JV, or Private Public Partnership considered. Should it be a PPP, a 49% divestment option to the investor will be followed.

## Incentives

### Project incentives:

-  BOI status could be provided for the new development project to the investor, along with **tax concessions**.
-  Is considered to have the highest IRR achieved compared to the local hotel projects, considering the **availability of 100 serviced apartments**, which could be marketed for outright sale for investment recovery.
-  The option for **obtaining management control** could be considered

**Strategic location**  
Situating in the heart of Colombo, in close proximity to the CBD and Port City, in addition to the Port.  
  
33 kms from Bandaranaike International Airport  
1 Acre  
1 kms from Colombo Seaport



# LAKE RESORT DEVELOPMENT

DEDDUWA - GALLE



**Galle**

LOCATION



**~1,800 Acres**

LAND EXTENT



**USD 500 Mn.**

MINIMUM INVESTMENT

## Project overview

The “Dedduwa” project has potential to be the only one of its kind in Asia. It is based on the concept of a nature-immersive, conservation-based, experientially rich, leisure sector development that will become a showpiece for the country.

Located in Southern Sri Lanka, the 1,800-acre site is adjacent to the Dedduwa Lake, in close proximity to the Bentota Tourism Zone. A rich eco-system comprising paddy, marsh, wetlands and mangroves provides a quiet, serene and rural atmosphere featuring interesting biodiversity.

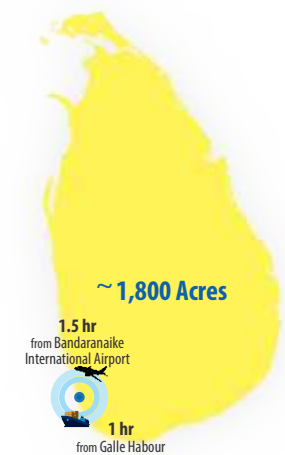
The site is one hour’s drive from Colombo, and 1.5 hours from the Bandaranaike International Airport. Alternatively, it can be reached in 10 minutes from a sea-plane landing zone in Bentota. The project aims to connect Bentota with Galle via a waterway that would create a tourism-based economic corridor. This development will partially address the demand for at least 30,000 rooms needed to meet the Gov ambition of 2X 2019 tourist arrivals in the next 5-7-year period.

## Project/ownership structure

Sri Lanka Tourism Development Authority (SLTDA) 30 years annual lease basis (Extendable upon cabinet approval)

### Strategic location

A rich eco-system one hour’s drive from Colombo, 1.5 hours from the Bandaranaike International Airport and one hour from Galle Harbor.



## Incentives

### Project incentives:



Income tax holidays under the Strategic Development Projects (SDP) Act for up to 10 years based on investment specifics.



Waiver of border tariffs & sales taxes on construction material including exemption from CESS. (cost savings of 30% – 40%)



Exemptions from VAT for services in respect of inbound tours.



Land Agreement/ownership: 30 years lease from the Government of Sri Lanka



Condominium units can be transferred on a free hold basis

### Other incentives:



Dividends to non-resident entities are exempt from income and withholding taxes



Property and wealth taxes are not applicable in Sri Lanka



Sri Lanka enjoys double-tax treaties with 46 nations



100% repatriation of capital and profits permitted



# TOURISM & CULTURAL CENTER

BOGAMBARA PRISON LAND - KANDY



**Kandy**

LOCATION



**7 Acres**

LAND EXTENT



**USD 21 Mn.**

ANNUAL LEASE VALUE OF LAND

## Project overview

Kandy is both an administrative and religious city which also makes it the capital of the Central Province. The city is picturesque and is set on a plateau surrounded by mountains and possesses a large repository of resources, potential for urban development. The property is set to transform into a Tourism & Cultural Center by renovation the existing prison building to offer visitors a look into living conditions of former prisoners, while the cells would be converted into modern, comfortable rooms with all basic amenities.

Main access would be from the central city - Keppetipola Road, Kandy. Location is in close proximity to educational facilities, cultural landmarks, financial centers, and major transportation facilities.

Availability of water, electricity, sewer and wastewater lines etc.

Indicative value of land : USD 21 Mn

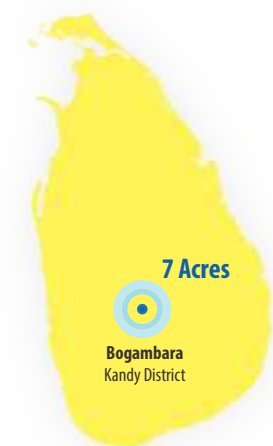
Availability for Development : 2022

## Project/ownership structure

100% ownership to the investor, JV, or Private Public Partnership considered.  
Should it be a PPP, a 49% divestment option to the investor will be followed.

### Strategic location

Located in the hill country with rich heritage, is a popular destination for both local and foreign tourists.



## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**





# CABLE CAR PROJECT

THE TEA ROUTE - NUWARA ELIYA



**Nuwara Eliya**

LOCATION



**9.9 Acres**

LAND EXTENT



**USD 65 Mn.**

MINIMUM INVESTMENT

## Project overview

The project comprises the construction and operation of an economical and sustainable cable car system between the railway station of Nanu Oya (closest railway station to Nuwara Eliya town) and the popular holiday destination, Nuwara Eliya, with a horizontal distance of approximately 4KM.

The project scope will include:

- Design and construction of ropeway system
- Construction of 23 towers with concrete bases and other supporting structures including ancillary works

### Current Status

The project developer, Outdoor Engineering AG - Switzerland is currently looking for an investment partner. Primary groundwork of the project began in 2018 and the following approvals have been obtained:

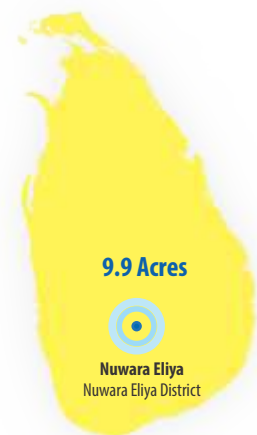
- Cabinet, SLTDA and UDA approval granted for the project implementation
- BOI approval granted for the project under section 17 of BOI law
- MoU signed with the Nuwara Eliya municipal council
- Civil Aviation Authority (CAA) & Sri Lanka Airforce (SLAF) approval granted for the height clearances.
- Initial Environment Assessment was done by University of Moratuwa

Indicative value of land : USD 65 Mn

Availability for Development : 2022

### Strategic location

Situated in the center of the Nuwara Eliya town, with all conveniences and major transportation facilities within walking distance. The property has readily available utility services such as water, electricity, sewer and wastewater lines.



## Project/ownership structure

Project company can facilitate potential partnerships with interested parties locally and internationally and it is offered to Outdoor Engineering AG (Switzerland) for a 30 Years Lease period on an Annual Basis (This tenor may be extended upon request).

## Incentives

### Project incentives:



Government **Tax Concessions**



**Speedy approval process** with the assistance of the UDA



Readily **available basic infrastructure** to the site



Government assured **land tenure security**





# More investment Opportunities

Land Name	District	Extent	Availability for Development	Proposed Investment Model on Lease
Mixed Development				
1. Kottawa Land	Colombo	01A	2022	99 Years
2. Land at Siribopura, Hambanthota	Hambanthota	01A	2022	99 Years
3. Rajagiriya Town Centre land at Welikada, Rajagiriya	Colombo	3R 22.70P	2022	99 Years
4. Land Allocation at Kandapola, Nuwara Eliya	Nuwara Eliya	07A	2022	30/50/99
Hospitality and Leisure Development				
5. 80 Club, Colombo 07	Colombo	01A	2023	50 Years
6. Property at Gaffoor Building, Colombo Fort	Colombo	02R 37.19 P	2022	30/50/99 Years
Logistic Hub & Associated Development				
7. Land at Bloemendhal, Colombo 13	Colombo	13A	2022	50 Years
8. EkalaLand 2A & 2B	Gampaha	06A	2022	50 Years
9. EkalaLand 2F	Gampaha	12A	2022	50 Years
10. Land 01 at Keliyapura, Hambanthota	Hambanthota	158A	2022	99 Years
11. Land 02 at Keliyapura, Hambanthota	Hambanthota	730A	2023	99 Years
Residential Tower Development				
12. Land at MayuraPlace, Wellawatta	Colombo	01R 16.05P	2022	99 Years
13. Land at Depanama, Pannipitiya	Colombo	02A	2022	99 Years
PPP Based Model Projects				
14. Land at Bogambara, Part of Prison Land	Kandy	03A	2022	99 Years

