



PORT CITY COLOMBO

BUILDING
A WORLD
CLASS CITY
FOR SOUTH
ASIA



THE SCALE OF PORT CITY

PORT CITY IN NUMBERS



PALM JUMERIAH
(DUBAI)

572HA



PEARL IN DOHA
(QATAR)

400HA



MARINA BAY
(SINGAPORE)

360HA



DIFC
(DUBAI)

51HA



PORT CITY, COLOMBO
(SRI LANKA)

269HA

THE SCALE OF PORT CITY
PORT CITY IN NUMBERS



PORT CITY, COLOMBO
(SRI LANKA)

269HA



179HA

OF CLEAN TITLE LAND
FOR CITY DEVELOPMENT



90HA

INFRASTRUCTURE LAND



74

LAND PLOTS FOR
DEVELOPMENT

THE SCALE OF PORT CITY PORT CITY IN NUMBERS



5

DISTINCT PRECINCTS



52HA

OF PUBLIC SPACE



EXPECTED CITY
POPULATION OF

250,000



US\$

15BILLION

INVESTMENT

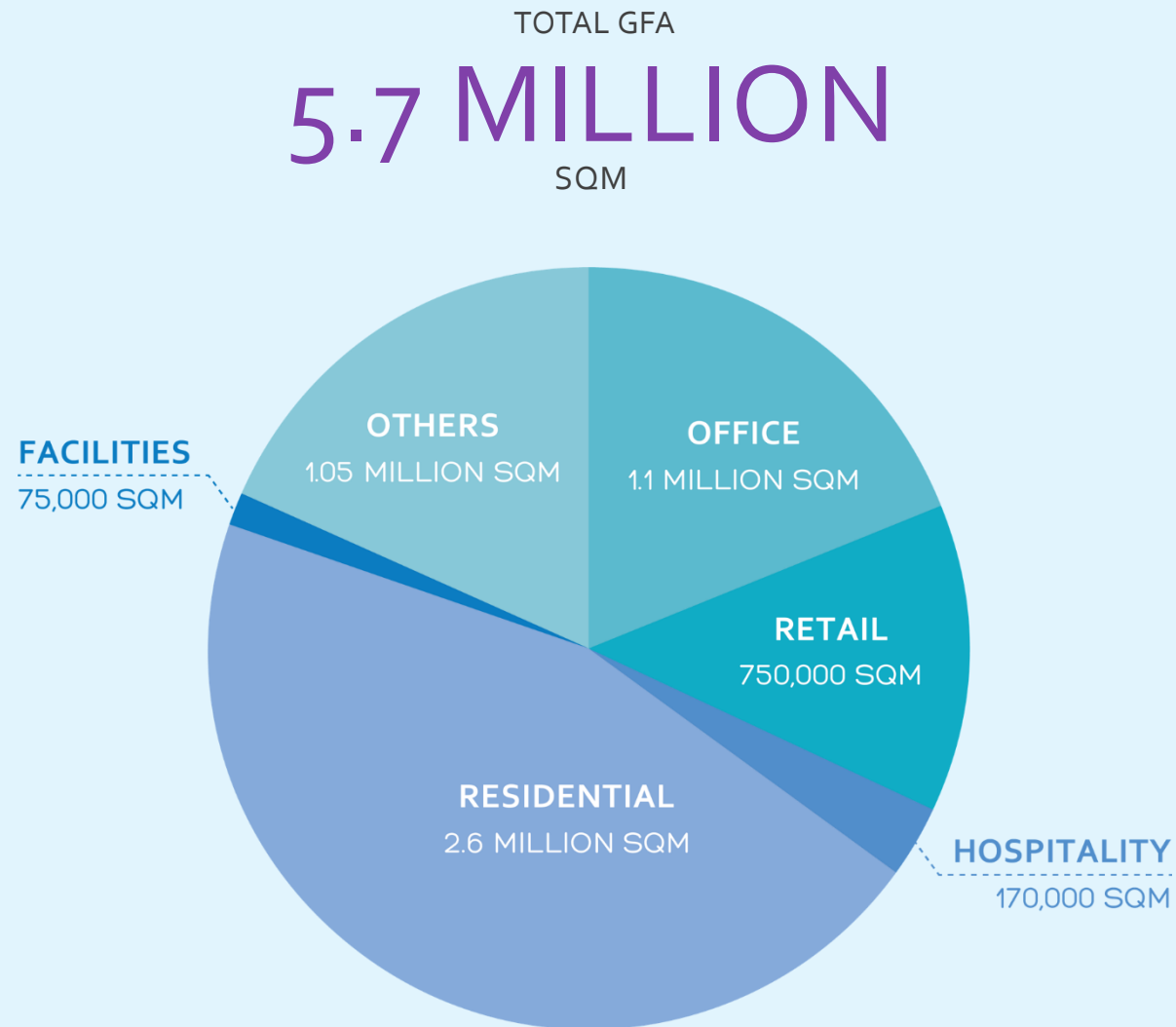


CREATING

83,000

NEW JOBS

THE SCALE OF PORT CITY PORT CITY IN NUMBERS



PUBLIC PRIVATE PARTNERSHIP

CHINA COMMUNICATIONS
CONSTRUCTION COMPANY



GOVERNMENT OF SRI LANKA



MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT



URBAN DEVELOPMENT AUTHORITY

IT'S HAPPENING NOW



IT'S HAPPENING NOW



WHY
SRI LANKA?



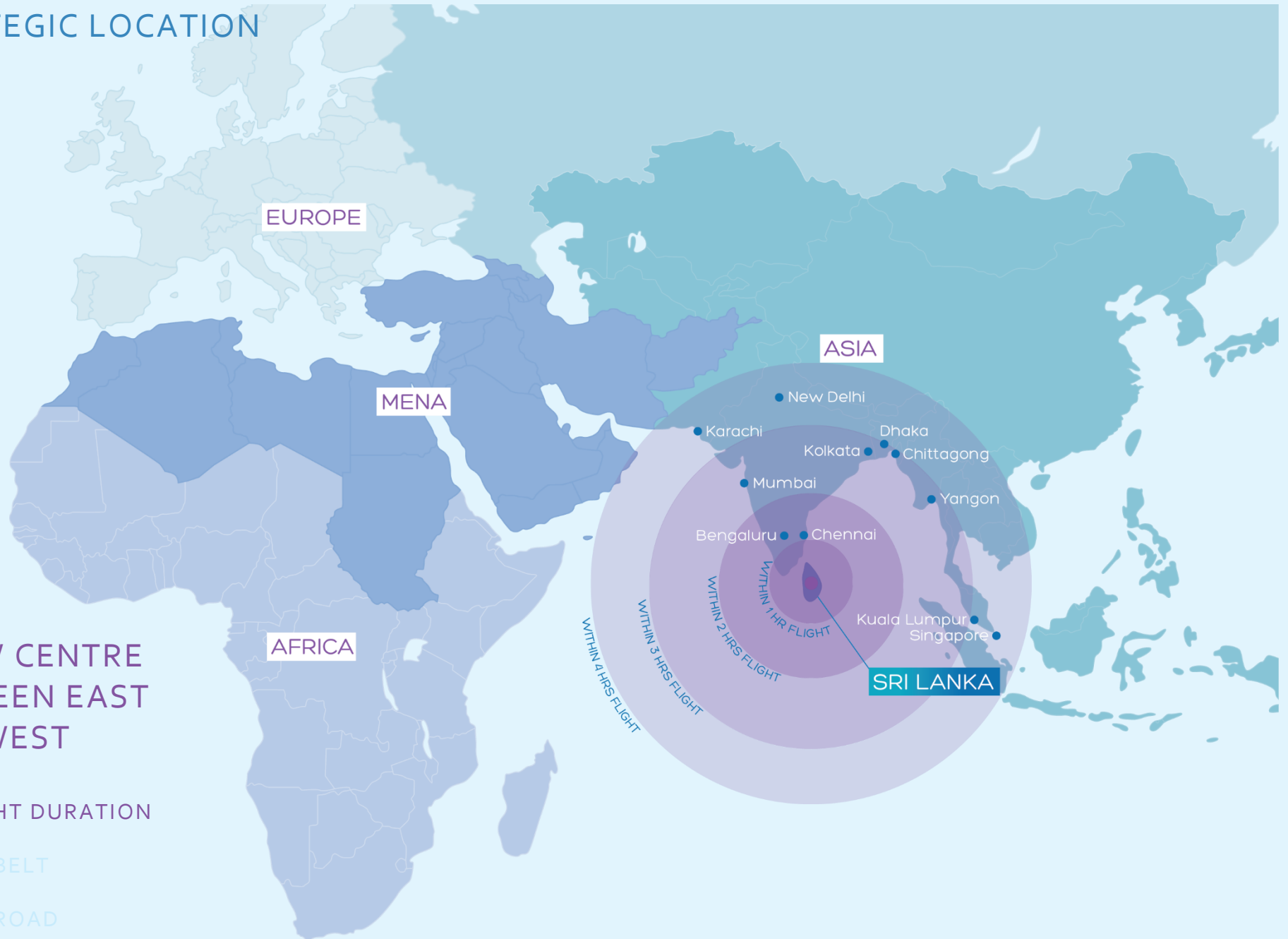
STRATEGIC LOCATION

A NEW CENTRE BETWEEN EAST AND WEST

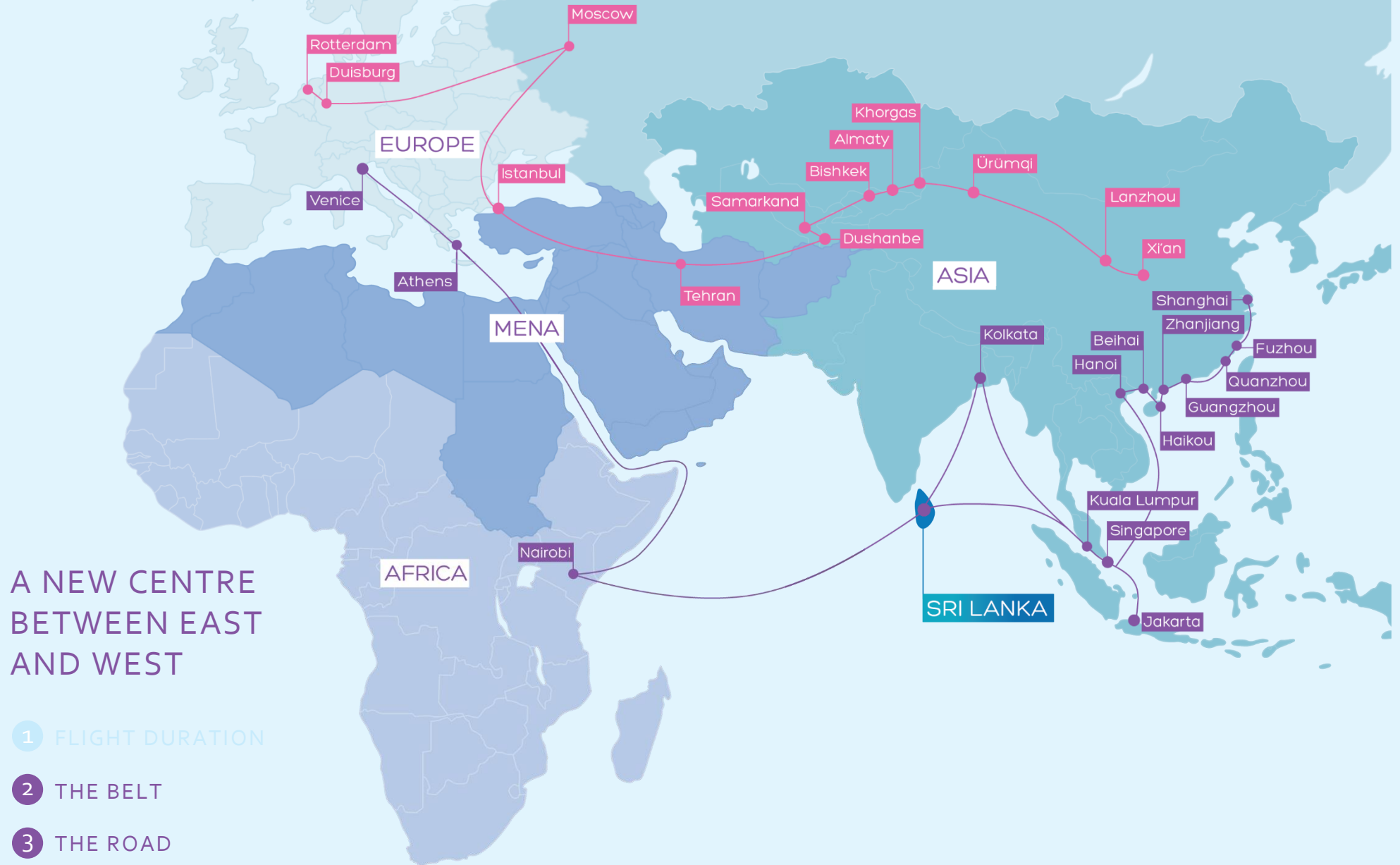
1 FLIGHT DURATION

2 THE BELT

3 THE ROAD



STRATEGIC LOCATION



SOUTH ASIAN COUNTRIES POPULATION

PAKISTAN

| | 2016 | Exp. 2026 |
|-------------|--------|-----------|
| HNI \$1m+ | 19,200 | 27,500 |
| HNI \$10m+ | 1,050 | 1,470 |
| UHNi \$30m+ | 390 | 550 |

BANGLADESH

| | 2016 | Exp. 2026 |
|-------------|--------|-----------|
| HNI \$1m+ | 10,600 | 20,700 |
| HNI \$10m+ | 340 | 660 |
| UHNi \$30m+ | 145 | 283 |

INDIA

| | 2016 | Exp. 2026 |
|-------------|---------|-----------|
| HNI \$1m+ | 264,300 | 660,800 |
| HNI \$10m+ | 16,580 | 41,450 |
| UHNi \$30m+ | 6,740 | 16,850 |

SRI LANKA

| | 2016 | Exp. 2026 |
|-------------|-------|-----------|
| HNI \$1m+ | 5,000 | 13,000 |
| HNI \$10m+ | 230 | 600 |
| UHNi \$30m+ | 80 | 210 |

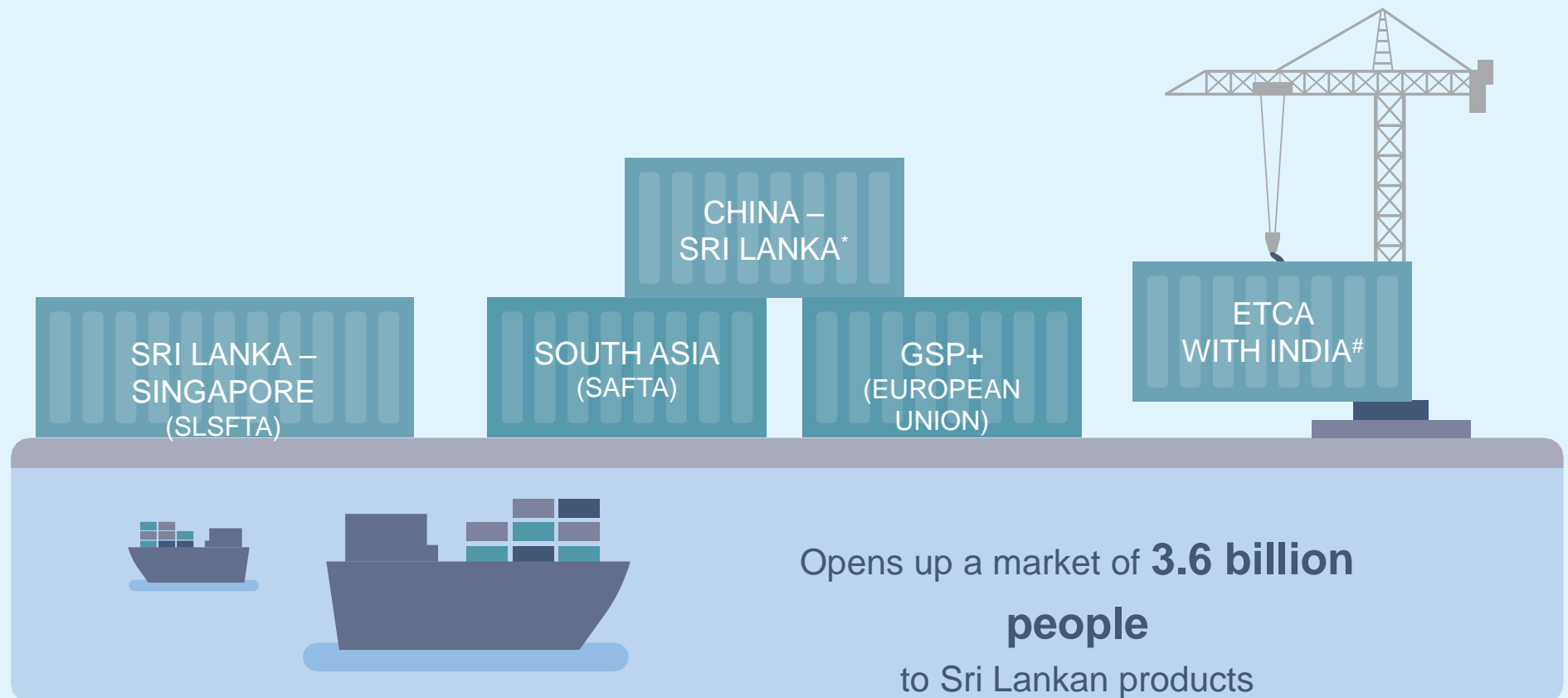
299,100 HNIs
7,355 UHNIs
in the region

Expected to
double by 2026

SRI LANKA'S REGIONAL FREE TRADE AGREEMENTS

CONNECTING TO THE WORLD'S MAJOR ECONOMIC POWERS

FIVE MAJOR FTAS



In process of upgrading

* Final stages of negotiation

SRI LANKA FUNDAMENTALS

MEGAPOLIS REGIONAL TRANSFORMATION

COLOMBO CORE

Location of Port City, Colombo. Heart of the region, the business centre and international gateway.

COLOMBO INTERMEDIATE ZONE

Residential and mixed commercial development.

AERO CITY

Aviation zone which includes related businesses with supporting residential and facilities.

MIRIGAMA INDUSTRIAL CITY

New industrial estate for electronics, SME and related clusters with residential.

LOGISTIC CITY

Warehousing and transshipment facilities with supporting residential.

SCIENCE & TECHNOLOGY CITY

IT, science and medical technology parks with supporting residential facilities.

HORANA INDUSTRIAL CITY

Three new industrial parks with supporting residential and facilities.

GAMPAHA RESIDENTIAL CITY

Existing residential area with public facilities.

PLANTATION CITY

Plantation area with pockets of residential development.

FOREST CITY

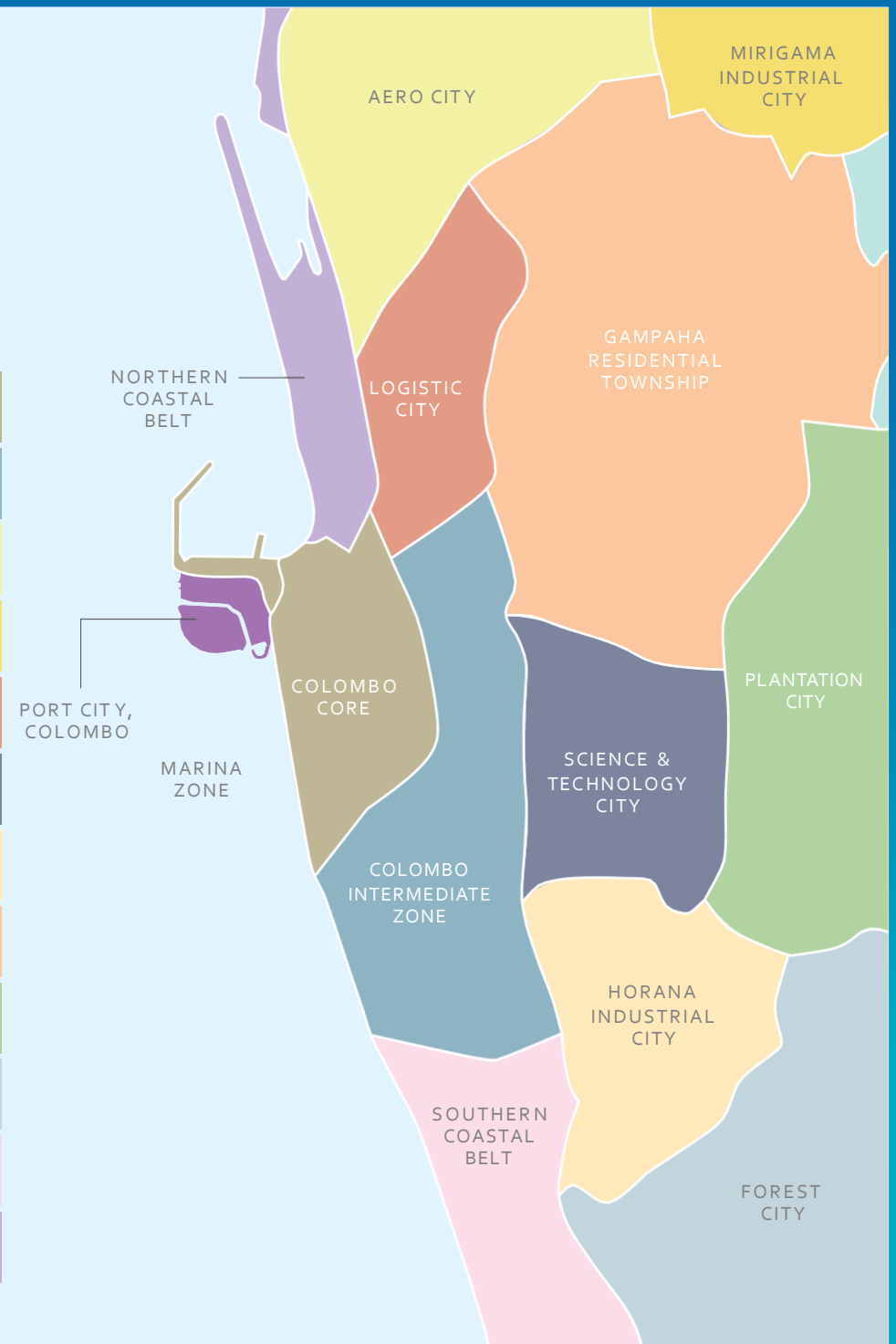
Tourist and residential enclave within a protected area.

SOUTHERN COASTAL BELT

Tourism belt with residential areas.

NORTHERN COASTAL BELT

Muthirajawela conservation zone and tourism belt.



COLOMBO'S KEY STATISTICS

CENTRE OF A REGIONAL HUB

42% OF
COUNTRY'S GDP
CONTRIBUTED BY

Western Province
where Colombo is
located

EXPECTED
TOURISTS
ARRIVALS:
4.5M BY 2020 ²

Average 25%
year-over-year increase
from 2009 to 2016

COLOMBO IS
RANKED AS
THE MOST
LIVEABLE CITY IN
SOUTH ASIA³

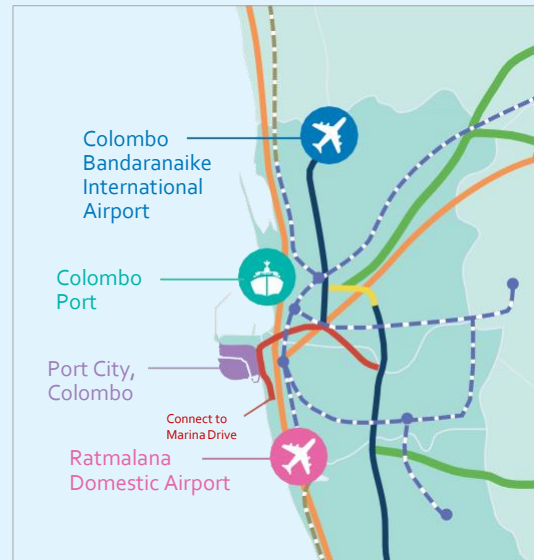
Sources:

¹ KPMG 'A Changing Skyline - Overview of the Real Estate Market of Sri Lanka, P.14

² Masterplan for Tourism Industry in Western Region, P.13

³ Mercer's 2016 Quality of Living City Rankings

A CONNECTED COUNTRY A MODERN ROAD AND RAIL TRANSPORT INFRASTRUCTURE



EXPRESSWAYS

- Existing Expressways
- Proposed Elevated Expressways / Tunnel
- Proposed Expressways
- Expressways Under Construction
- Existing Highway

RAILWAYS

- Existing Railways
- Proposed Electrification Railways
- Proposed Railways

AIRPORTS & SEAPORTS

- ✈ International Airport
- ✈ Domestic Airport
- ⚓ International Port
- ⚓ Domestic Port




THE CONNECTED CORE PORT CITY, COLOMBO - SEAMLESS CONNECTIVITY


KEY

 Port City, Colombo








PROPOSED ELECTRIFICATION OF EXISTING RAILWAY LINE

 **RL-M₁** (Panadura > Polghawela)




 **RL-NR₂** (Kelaniya > Avissawella)

 **RL-M₃** Kelani Valley Line




RAPID TRANSIT SYSTEM (RTS)

-  **RTS₁** Fort > Kollupitiya > Bambalapitiya > Borella-Union Place > Maradana
-  **RTS₂** Fort > Maradana > Mattakuliya/Peliyagoda
-  **RTS₃** Dematagoda > Borella > Kirulapone > Havelock City > Bambalapitiya
-  **RTS₄** Borella > Battaramulla
-  **RTS₅** Battaramulla > Kottawa via Malabe
-  **RTS₆** Malabe > Kaduwela
-  **RTS₇** Peliyagoda > Kelaniya > Kiribathgoda > Mahara > Kadawotha








EXPRESSWAYS

-  Airport Expressway
-  Proposed Elevated Expressway
-  Proposed Tunnel

WATERWAYS

-  **IW₁** Wellawatte > Battaramulla Line
-  **IW₂** Fort > Union Place (Along Beira Lake)
-  **IW₃** Mattakkuliya > Hanwella (Along Kelani River)

PLACES OF INTERESTS

-  1 Colombo Lotus Tower (Under construction)
-  2 Fort
-  3 Galle Face Green
-  4 Lotus Pond Theatre
-  5 Independence Memorial Hall
-  6 Royal Colombo Golf Club
-  7 Parliament



A SUSTAINABLE DEVELOPMENT



THE ECO CYCLE APPROACH



Lower demand for
electricity & fossil fuels



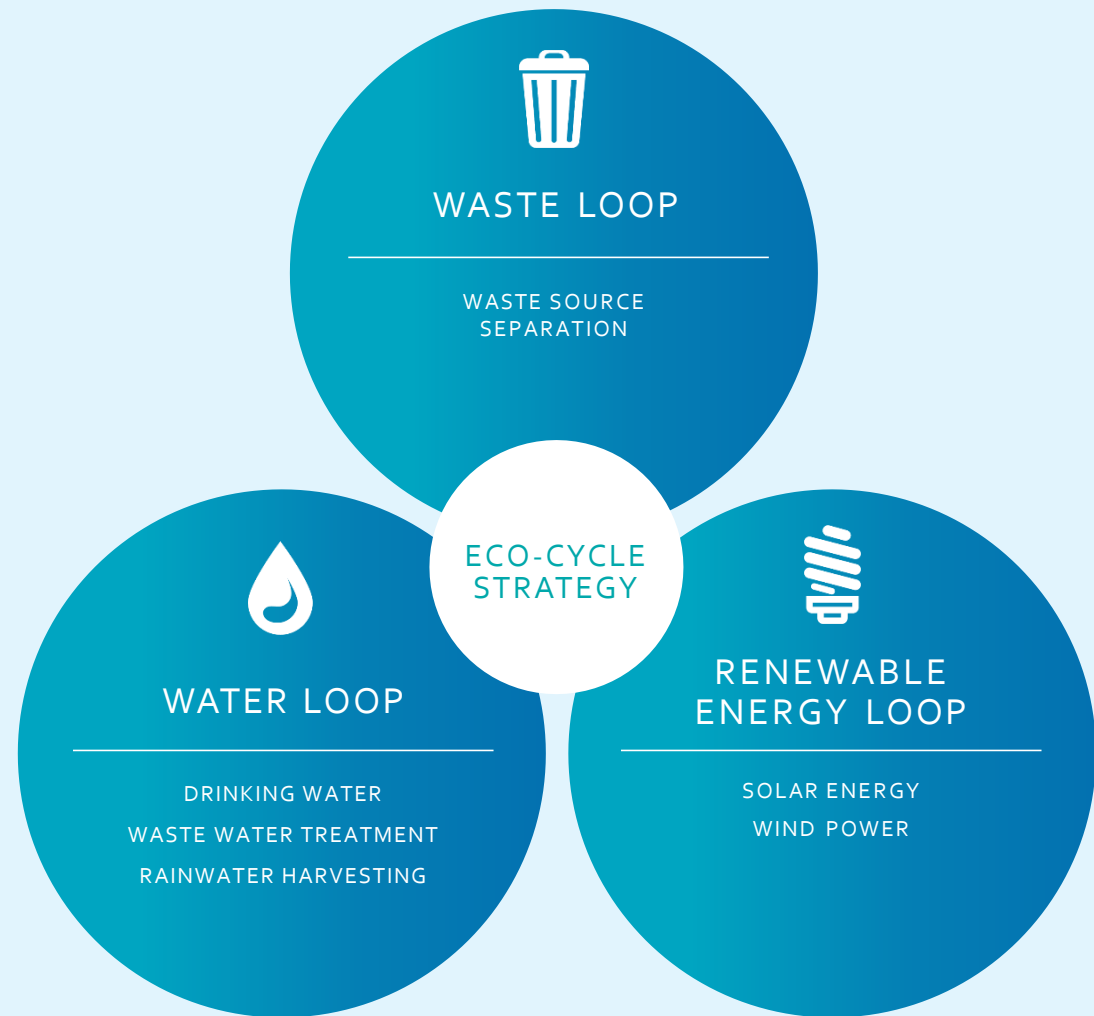
Lower demand for fresh
water



Lower demand of
energy for cooling and
interior lighting



Higher quality of water,
energy, material and
plant nutrient recycling



GREEN HIERACHY

A NETWORK OF PEDESTRIAN AND PARK CONNECTORS

- Pedestrian Mall Waterfront
- Promenade Boulevard
- Green
- Green Buffer

PRIMARY SYSTEM

- Theme Park Central Park
- Linear Park
- Primary Green Connectors

SECONDARY SYSTEM

- Community Park
- Secondary Green Connectors Waterfront
- Promenade

LOCAL OPEN SPACE SYSTEM

- Estate Parks
- Shared Streets
- Channel Buffer





BLUE ENGAGEMENT

OPEN SPACES

-  The Channel
-  The Marina
-  The Beach

WATER EDGE STRATEGY

-  Water Experiences
-  Water Boat Pier & Taxi Stations



TRANSPORT STRATEGY

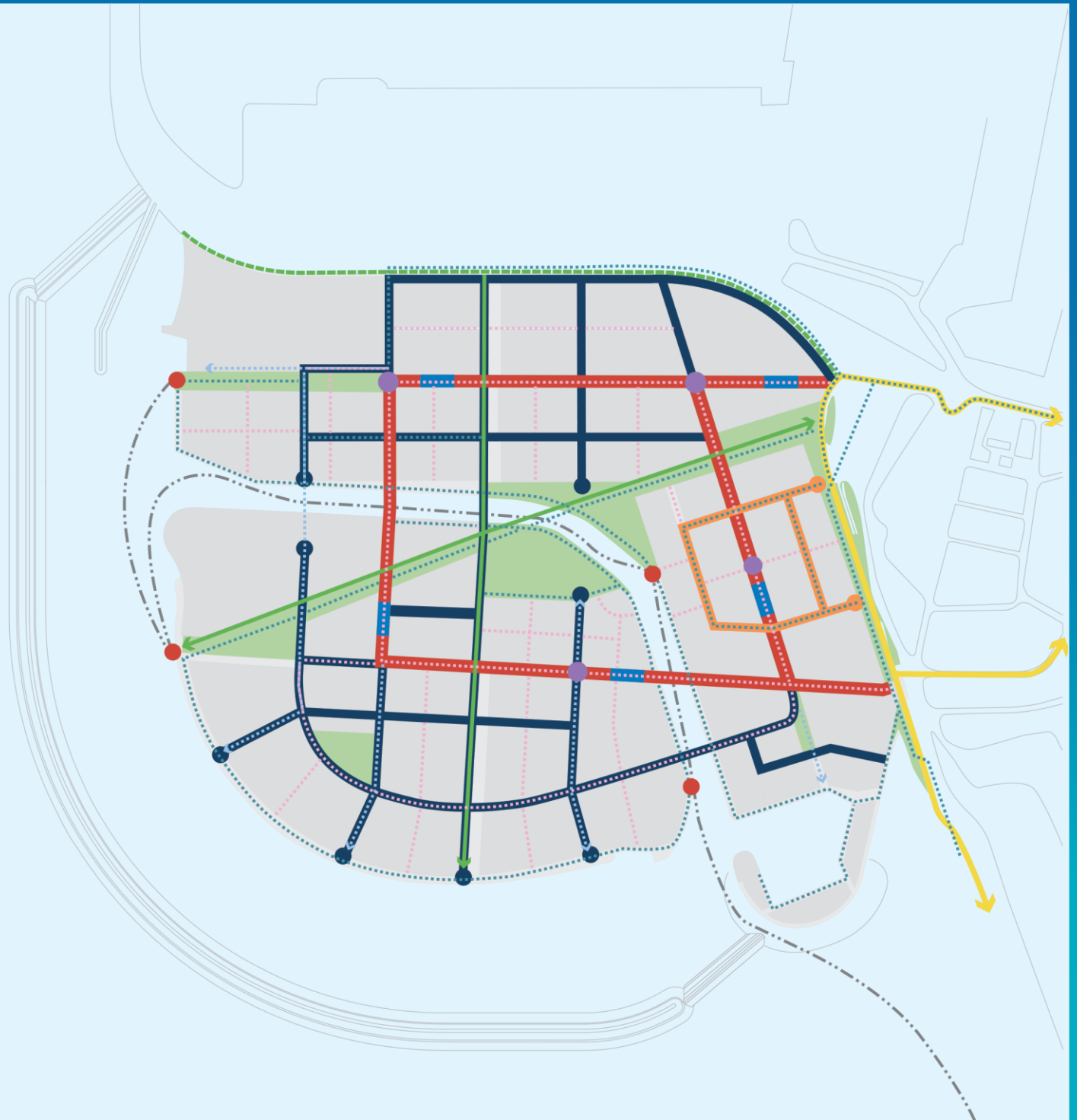


WALKING & CYCLING CONNECTIVITY

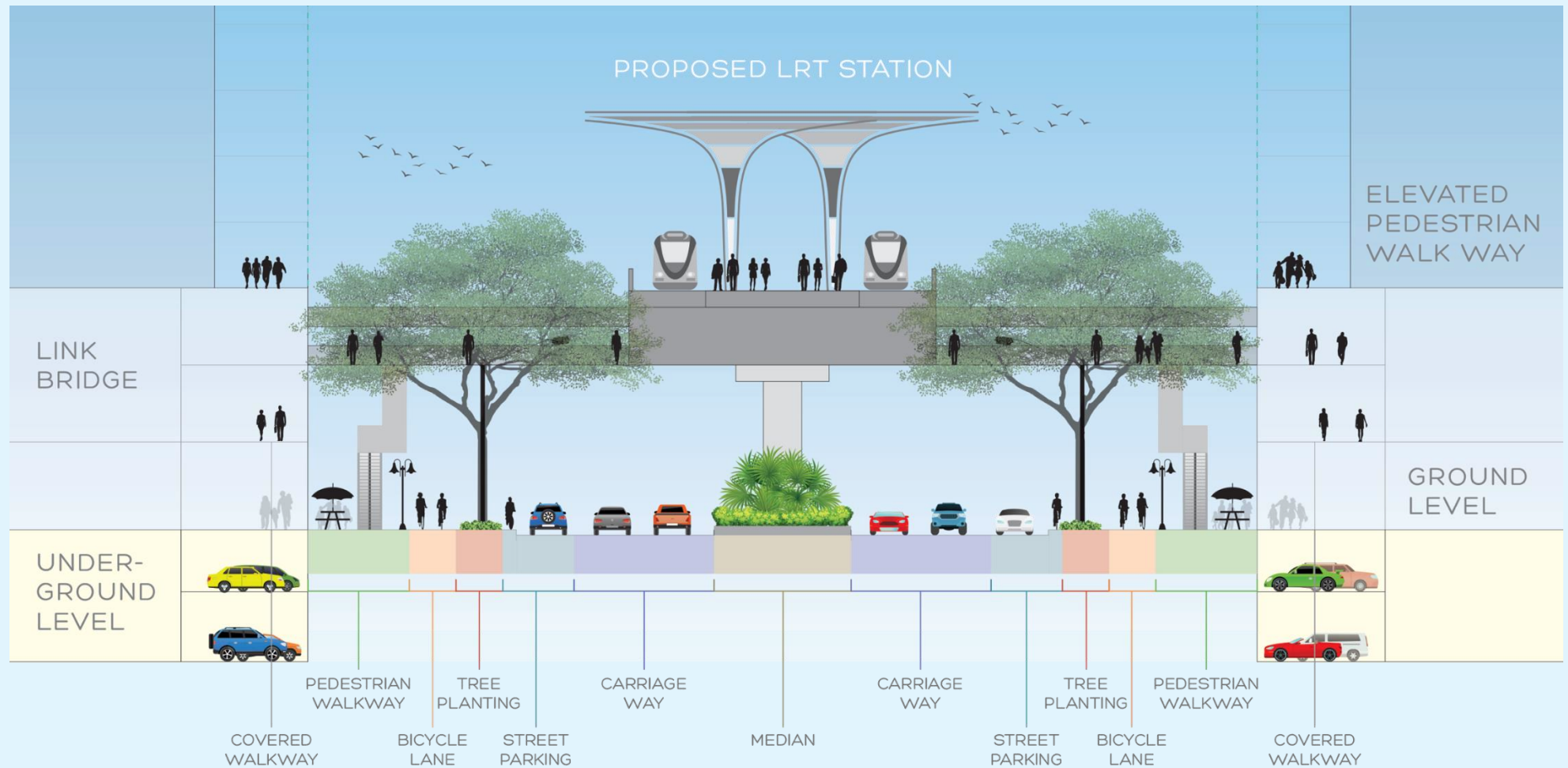


Key

- Existing City Road
- Main Boulevard
- Secondary Roads
- One-Way Loop LRT
- Stations
- Bus Stops
- Water Taxi Stations Water
- Taxi Route
- Pedestrian Connection
- Cycle Path
- Primary Green Park Connector
- Secondary Green Park Connector Green
- Buffer



BOULEVARD CONCEPT

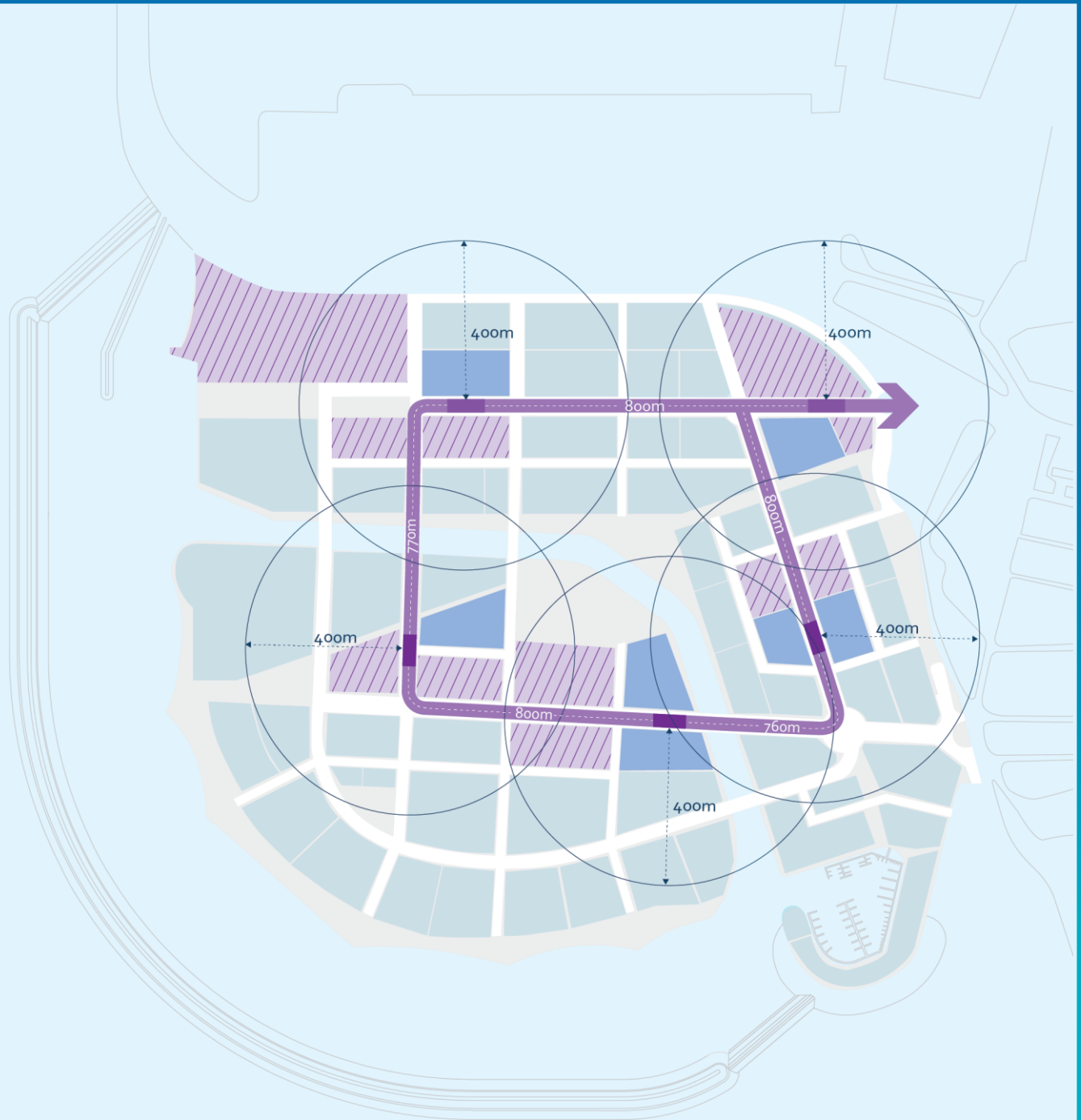


TOD CONCEPT OVERVIEW

1. COMPACT

2. MIX

3. DENSE



Key

Land Plots
Proposed LRT/ Transit Corridor
Proposed LRT Station

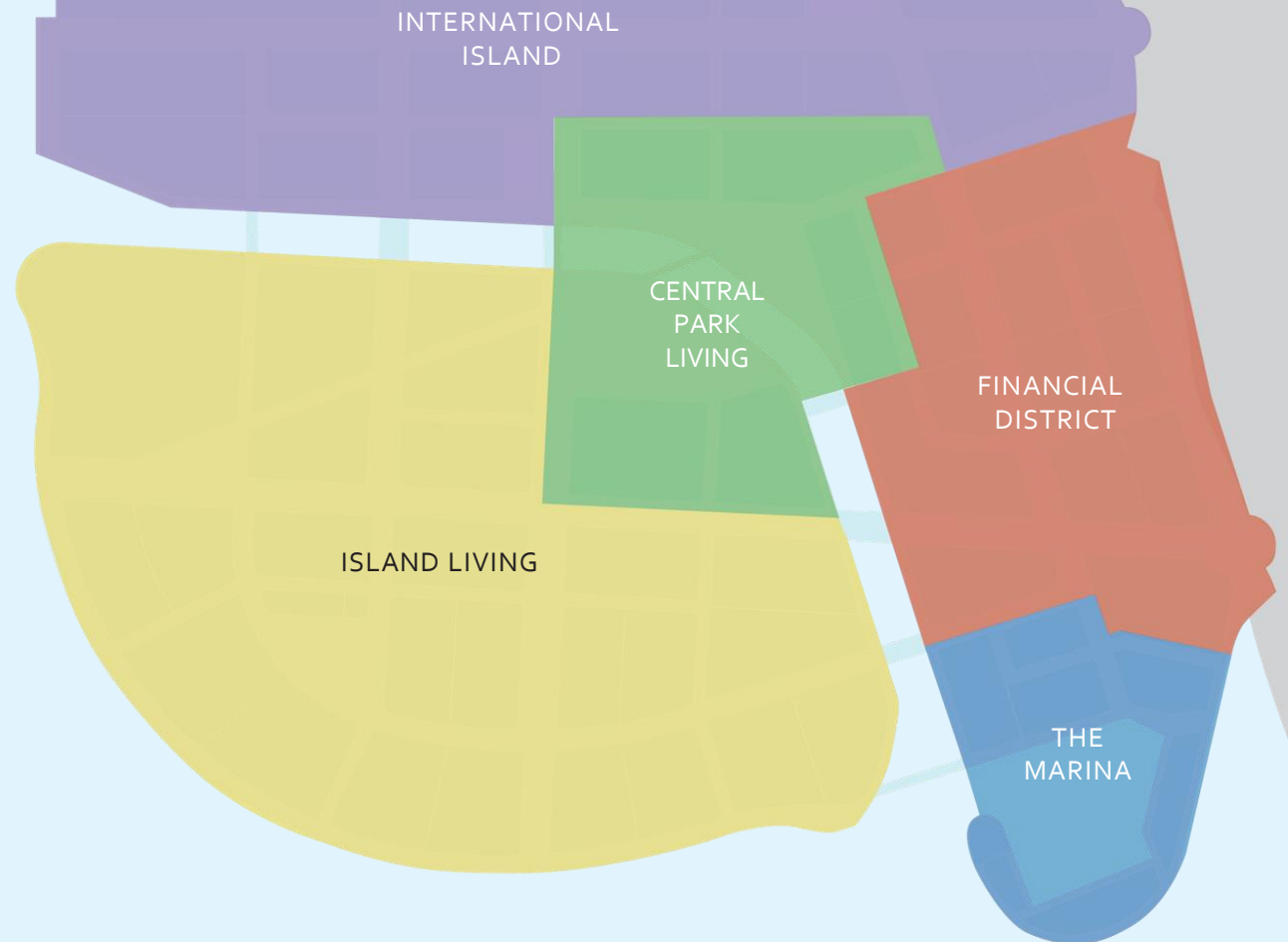
TOD Parcels
Parcels influenced by TOD
Optimal Radius for LRT

THE
PORT CITY,
COLOMBO
MASTERPLAN
OFFER



MASTERPLAN MAKEUP

PRECINCT PERSONALITY OVERVIEW



PRECINCT PERSONALITY OVERVIEW

CENTRAL PARK LIVING

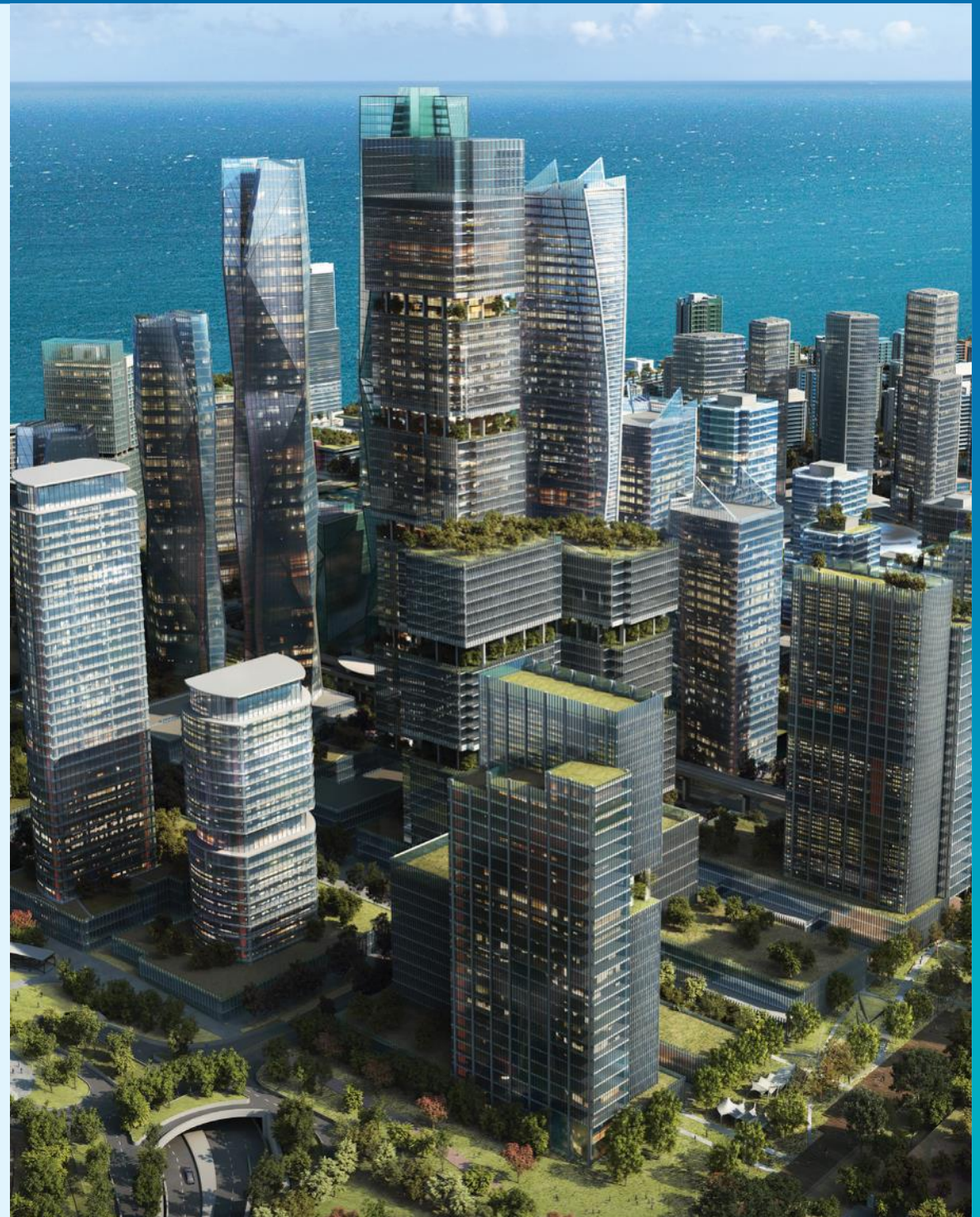
- Medium High Density
- The Channel
- Central Park
- Pavilions
- Green Heart
- Open Blocks



PRECINCT PERSONALITY OVERVIEW

FINANCIAL DISTRICT

- High Density
- Grade 'A' Office Building
- Commercial Boulevard
- Linear Park
- CBD Plaza
- Retail Destination



PRECINCT PERSONALITY OVERVIEW

INTERNATIONAL ISLAND

- Medium Density
- Channel Park
- Integrated Resort
- Convention & Exhibition Centre
- Entertainment Hub
- Business Hub
- Global Brands



PRECINCT PERSONALITY OVERVIEW

THE MARINA

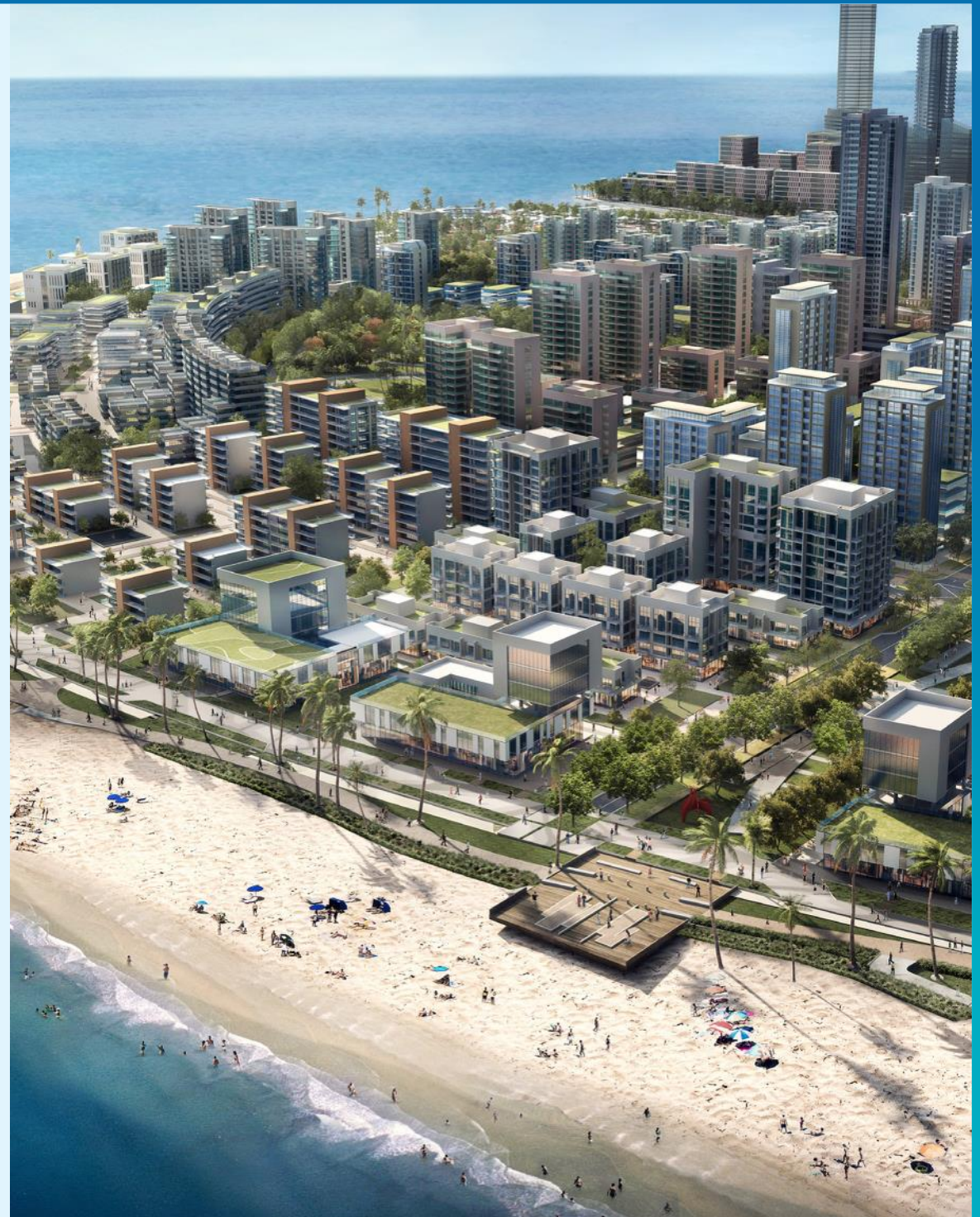
- Low Density
- Lotus Square
- Marina Promontory
- Marina Park
- Marina Village



PRECINCT PERSONALITY OVERVIEW

ISLAND LIVING

- Low Density
- Lotus Square
- Marina Promontory
- Marina Park
- Marina Village



MASTERPLAN MAP

LANDUSE

- COMMERCIAL
- TRANSPORT ORIENTED DEVELOPMENT
- MIXED USE
- RESIDENTIAL
- HOSPITALITY
- LEISURE ENTERTAINMENT
- CULTURAL / HEALTH / EDUCATION
- MARINA
- OPEN SPACES (PARKS & SQUARES)
- OPEN SPACES (WATERFRONT)
- OPEN SPACES (BEACH)
- PUBLIC FACILITY
- PUBLIC UTILITY
- PUBLIC STREETS



THE MASTERPLAN

STRATEGIC DEVELOPMENTS OVERVIEW



INTEGRATED RESORT & THEME PARK

A holiday destination
for the family



INTERNATIONAL MEDICAL CENTRE

Highest quality of
healthcare



TOP INTERNATIONAL SCHOOL

Selected from the best
in the world



CONVENTION & EXHIBITION CENTRE

Trade shows, conferences,
networking events & AGMs



INTERNATIONAL FINANCIAL CENTRE

The economic focal
point of South Asia



RETAIL DESTINATION

The best
international brands
and local retailers



WORLD CLASS HOSPITALITY

Range of accommodation
from high luxury to
business options



MARINA

The first in Sri Lanka,
offering luxury berths
& lifestyle amenities

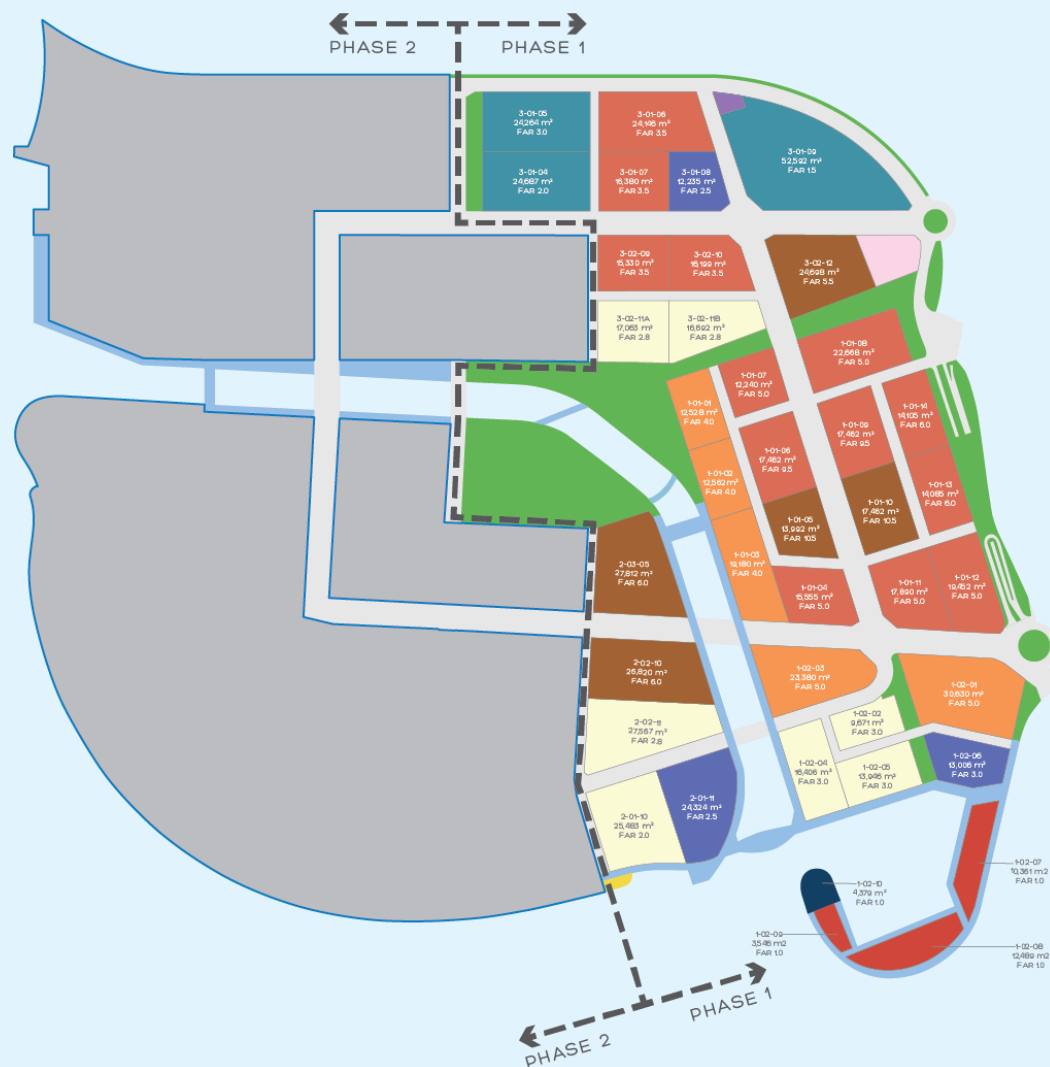


PROJECT IMPLEMENTATION

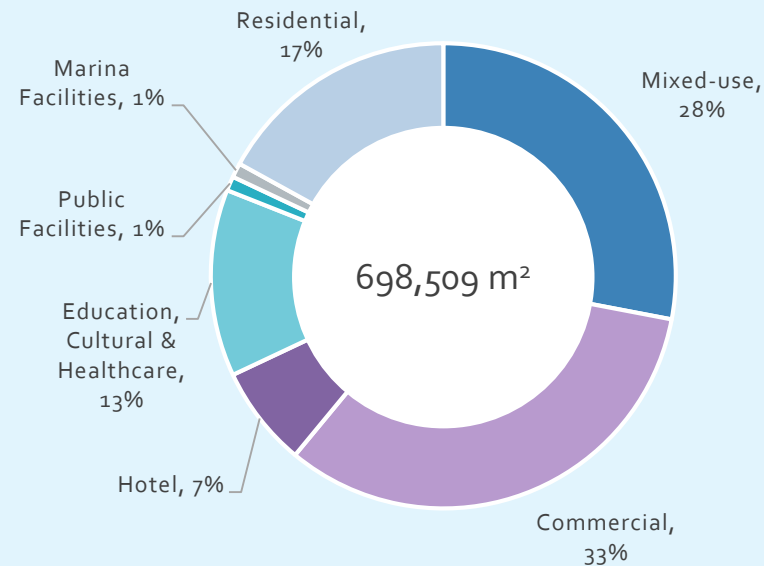


CITY INFRASTRUCTURE

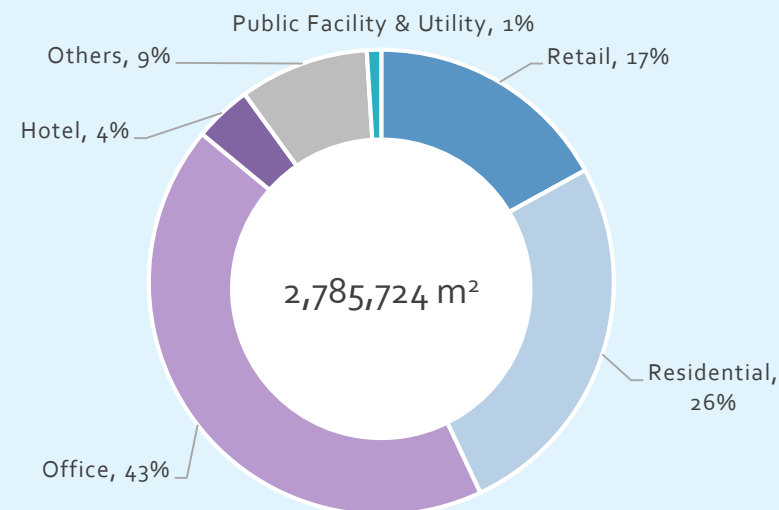
Phase 1



Phase 1 Land Area (m²)



Phase 1 GFA (m²)

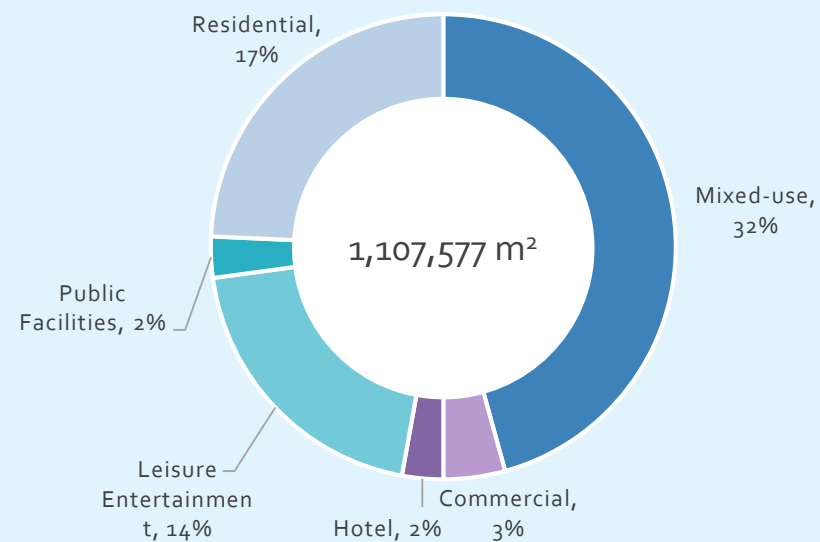


CITY INFRASTRUCTURE

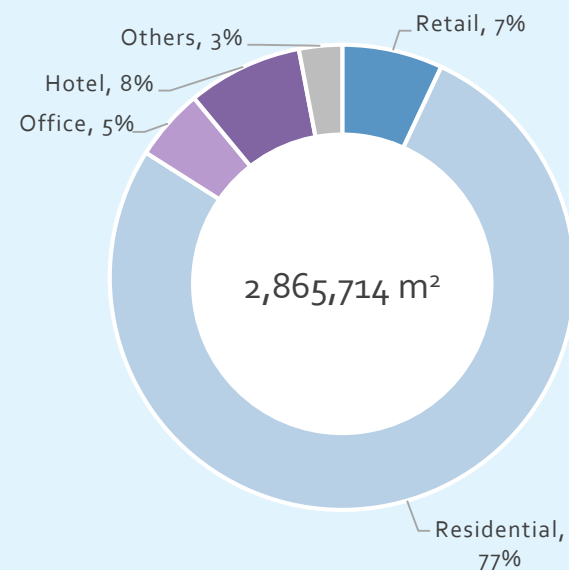
Phase 2



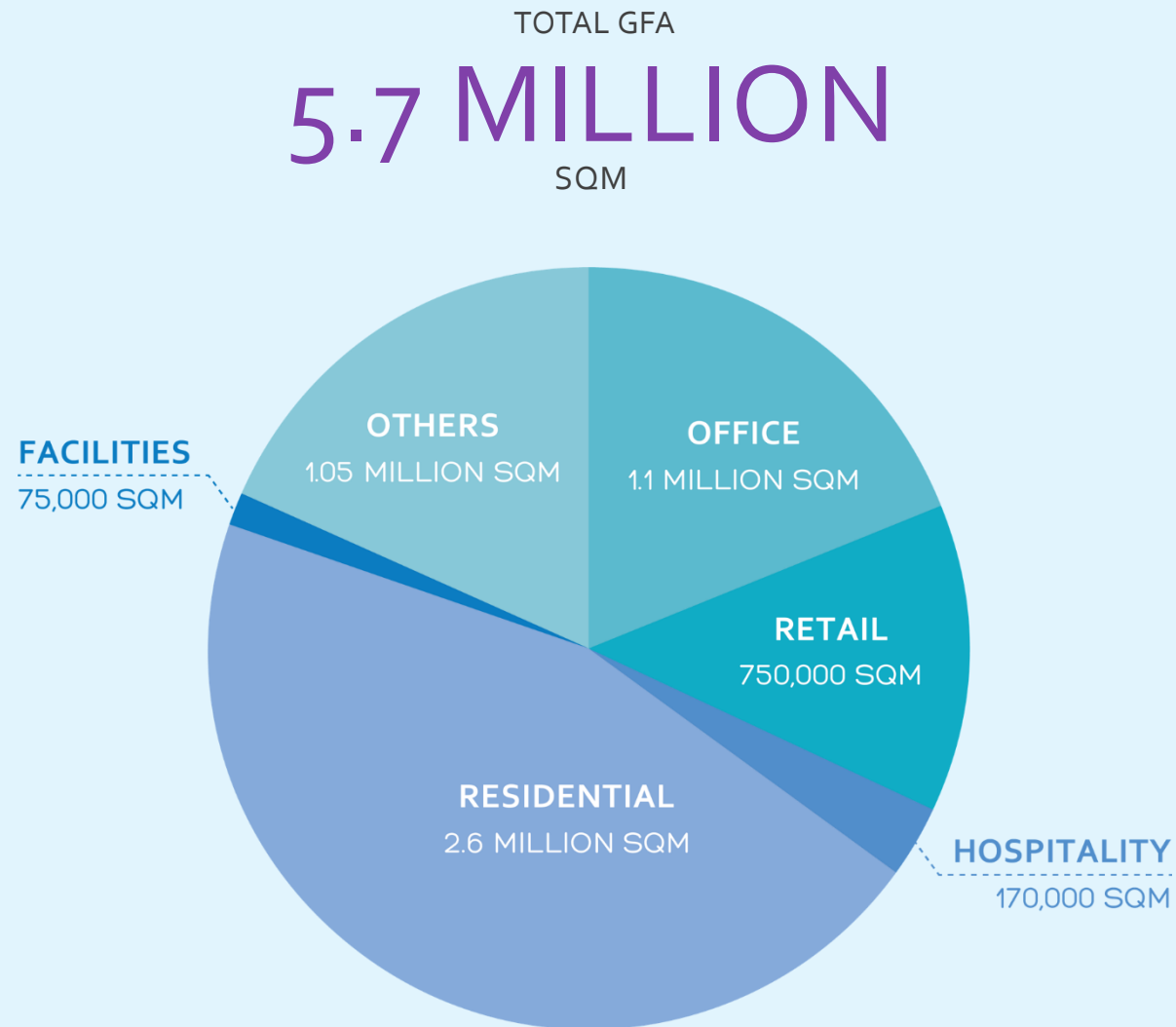
Phase 2 Land Area (m²)



Phase 2 GFA (m²)



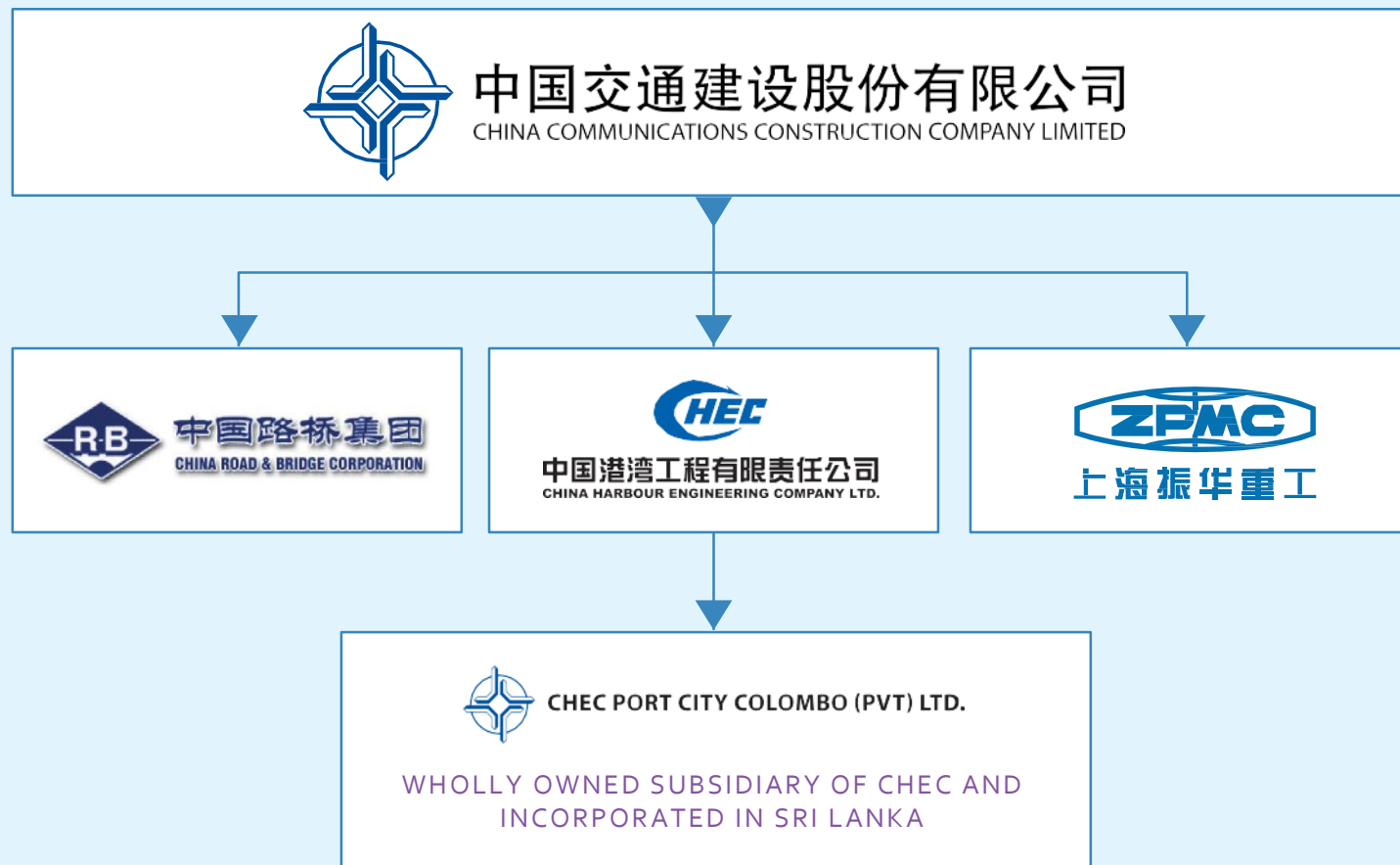
THE SCALE OF PORT CITY PORT CITY IN NUMBERS



THE DEVELOPER & CONSULTANTS



CCCC CORPORATE STRUCTURE



PROJECT SHOWCASE



PLATFORM FOR
CHEK LAP KOK AIRPORT, HONG KONG



PENANG SECOND CROSSING BRIDGE,
MALAYSIA

PROJECT SHOWCASE



GRAND LISBOA HOTEL,
MACAU



PORT SAID EAST CONTAINER
TERMINAL - PHASE 2, MARINE WORKS,
EGYPT

A COLLABORATIVE EFFORT

INTERNATIONAL CONSULTANTS



LOCAL CONSULTANTS



THANK YOU



PORT CITY COLOMBO

