



Ministry of Finance
Sri Lanka

Investment Opportunities in Rising Sri Lanka

2022

**Take Advantage of one of the
Leading Emerging Markets in Asia**



Investment Opportunities in Rising Sri Lanka

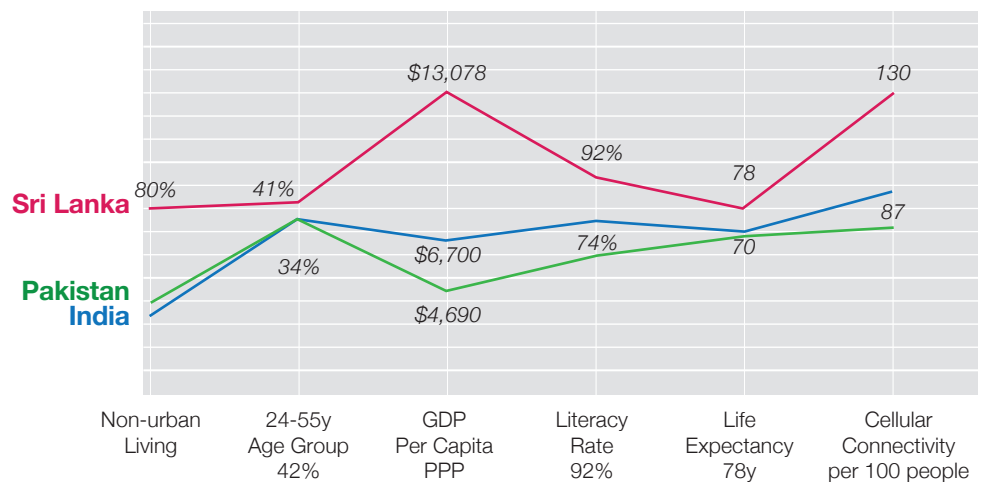
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Country overview

<i>Commercial Capital</i>	Colombo
<i>Area and population</i>	65,210 sq.km., 22.0 million
<i>Language</i>	English, Sinhala, Tamil
<i>Currency</i>	Sri Lankan Rupee (LKR)
<i>International dialling code</i>	(00)94
<i>Business and banking hours</i>	Business hours: Government sector: 8.30am – 4.30pm (Mon-Fri) Private Sector: 8.30am – 5.30pm (Mon-Fri) Banking hours: 8.30am – 3.00pm (Mon-Fri)
<i>Stock exchanges</i>	Colombo Stock Exchange (CXE)
<i>Political structure</i>	Unicameral Parliament (225 seats) with an Executive President
<i>Economic statistics</i>	
<i>Foreign direct investment (accumulated)</i>	

Neighbourhood Comparison at a glance



Sri Lanka Outlook 2022





Sri Lanka:

The Rising Star of Asia

From *Forbes Magazine*



Sri Lanka is a growing economy and is among the emerging markets of Asia, making it an attractive investment destination. Sri Lanka's GDP per capita, currently 2-3x of South Asia's average, is expected to double over the next 10 years. Sri Lanka is set to become a knowledge-driven economy with three times the growth expected in the number of graduates by 2025.

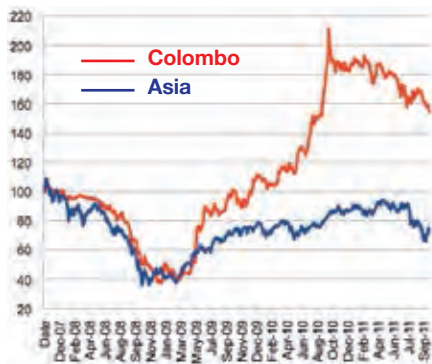
The Colombo Stock Exchange is the fastest-growing stock market in the region. It experienced a 70 percent increase in new investor registrations in 2020, along with zero capital gains and zero dividend withholding tax for foreign investors.

The Sri Lanka Investment Forum 2021 will showcase to the world, Sri Lanka's attractiveness as an investment destination. The key priority sectors presented in the forum will include Manufacturing with value addition for exports, Information and Communication Technology, Hospitality and Tourism, Agriculture and Food Processing, Construction Infrastructure and Logistics, and Capital Markets. It will also focus on the Colombo Port City, an international business and service hub with attractive fiscal incentives to make it comparable to the likes of Dubai, Hong Kong, and Singapore.

The event featuring sessions and presentations by senior government leaders, top leaders of public and private companies, global experts, investment bankers, and advisory firms, aims to attract multinational corporations, high net worth individuals, direct and portfolio investors including sovereign wealth funds, private equity funds, development finance institutions.

Prospective investors will have the opportunity to access information on FDI projects, listed companies, and private equity placements, acquire first-hand knowledge about the policy framework and legislative

The CSE is today a robust market with the ASPI marking an annual average return of 36% and market capitalization increasing from US\$ 1.5 billion to US\$ 7.6 billion over the past five years – a rate of return seldom achieved in mature markets as well as most growing markets.



landscape for investing in Sri Lanka and to interact with government agencies, state-owned enterprises, industry leaders, global investors, and peers.

Thinking outside the box

Countries and economies have to start thinking outside the box to be successful, one cannot rely on the old way of doing business as being the only norm. What has become the norm is that which was unusual or unconventional, but now innovative, and we must become acclimatised to our new environment of the 'New Normal'. We will not be successful unless we constantly innovate, evolve our technological knowhow and our manpower in that manner.

We have to be the pioneers moving forward in this unprecedented period of time and currently, Sri Lanka is at the helm of such transformation with the current government in place with a large majority in Parliament. The government has come up with an innovative idea to restart the economy by organising a major global webinar to showcase the best of the best that Sri Lanka can present to international investors.

Prior to the Coronavirus pandemic, governments and corporations would participate in major conferences, costing them a fortune. Hosted in different parts of the world, like for instance, the World Economic Forum in Davos and that type of activity has come to a halt.

Port City Colombo Project

The whole idea is to compete with the best of the best in the world and due to Sri Lanka's geographic location which makes it an ideal climate to have such a financial hub because when you compare the recent developments in the Middle East, people's most common grievance is that it is fairly cultureless, with a multitude of shopping aisles, lack of green habitats and nothing else, surrounded by hostile landscape, and unbearably hot in the summer months.

In comparison to Hong Kong, recent changes in legislation and

social unrest have made major investors think again of operating from Hong Kong. Due to this situation, a lot of the main institutions are looking at alternative destinations to conduct their business.

Sri Lankan legal structure is very similar to English law and it makes it easy for international investors to engage and do business without too much difficulty, unlike certain parts of the world like the Middle East or the Far East where things can be extremely challenging.

In another few years, Sri Lanka should be on the rankings list especially with the brand-new infrastructure development, the Colombo International Financial City which is a special economic zone and International Financial Centre. It is currently under construction on reclaimed land adjacent to the most iconic and most prestigious real estate in the island, the Galle Face Green. The land reclamation work had been completed as of January 2018.

Comprising 269 hectares, Port City Colombo is a new city development built as an extension of the existing Colombo Central Business District. The new city will comprise five main urban precincts or districts, namely International Island, Island Living, Central Park Living, Financial District, and The Marina.

International Island will be a commercial and leisure destination featuring a resort and theme park, convention and exhibition centre, healthcare and education facilities, as well as a waterway park.

The Island Living district will feature villa-style residences and public parks, including the Malwathu Park. A city beach will run along the southern edge of the district. The Central Park Living district will include open blocks, public parks, and pavilions.

The Financial District will offer Grade A office space and serve as a retail destination. The Marina provides access to the sea and includes public parks and water features.

**Sector 1:
Power and
Energy**

Hungry for More

Sri Lanka has been doubling domestic consumption every 10 years

Power and Energy Project 1.1

Incentive-offers for the project:

- Ready to invest site with most of the clearances
- Government assurance for energy purchase
- High resource potential
- The location is close to new Palali International airport
- Heavy equipment transport can be carried out via Trincomalee harbor



100MW Wind Power Plant in Poonarin

Project Name:	100MW Wind Power Plant in Poonarin
Brief Description:	Establishing independent power plant and associated 30 km 220 kV transmission line and collector Grid Substation.
Land Extent:	100 ha
Land Agreement/Ownership:	Acquire from private owners and lease to the investor for the period of "Power Purchase Agreement"
Current Status:	<p>The activities such as Preliminary resource assessment, Declaration as an Energy Development Area, Cabinet approval in principle, Pre-feasibility study, Bird Study, Legal due diligence, environmental scoping and land tenor studies, Clearance of landmines are completed.</p> <p>Activities such as Environment and Social Impact Assessment, Transaction Structuring, Shore bird & Bat study and Wind measuring campaign (second stage) are being processed at present.</p>
Mode of investment:	100% ownership to the investor or JV or PPP
Transmission line:	Built and Transfer (Design will be provided by CEB)
Mode:	Build, Own, Operate and Transfer
Project Timeline	20 Years – from the year 2021 to 2041 (inception to conclusion)
Total Investment:	USD 130 million

Power and Energy Project 1.2

100MW Wind Power Plant in Mannar Phase ii

Project Name:	100MW wind power plant in Mannar – Phase ii
Brief Description:	Establishing independent power plant and associated 30 km 220 kV transmission line and collector Grid Substation. The proposed wind farm will comprise state-of-the-art modern wind turbines with the required grid support features to facilitate semi-dispatchable operation.
Land Extent:	260 ha
Land Agreement/Ownership:	Sri Lanka Sustainable Energy Authority will be in 30-year Lease agreement with Mannar Divisional Secretary.
Current Status:	Sri Lanka Sustainable Energy Authority has prepared Pre-feasibility report and TOR has been requested from CEA to start the Environmental Impact Assessment.
Mode of investment:	100% ownership to the investor or JV or PPP
Transmission line:	–
Mode:	Build, Own, Operate and Transfer
Project Timeline	20 Years – from the year 2022 to 2042 (inception to conclusion)
Total Investment:	USD 100 million

Incentive-offers for the project:

Total energy benefits after the payback period with a reasonable internal rate of return on the investment.



Power and Energy Project 1.3

Incentive-offers for the project:

- Total energy benefits after the payback period
- Attractive Internal Rate of Return (IRR) on the investment.



100 MW Solar power project in Siyambalanduwa

Project Name:	100 MW Solar power project in Siyambalanduwa
Brief Description:	Establish Independent Solar Power Plant and associated 30 km 220 kV transmission line and collector Grid Substation.
Land Extent:	546 acres
Land Agreement/Ownership:	
Current status:	Final Environmental Impact Assessment (EIA) report and the responses for the public comments on the same have been submitted to the project approving agency, Department of Forest Conservation (FD) for final approval (CEA has delegated FD the EIA approval process).
Mode of investment:	100% ownership to the investor under BOO
Transmission line	Built and Transfer (Design will be provided by CEB)
Mode:	Build, Own, Operate and Transfer
Project Timeline	From the year 2021 to 2041 (From inception to conclusion)
Total Investment:	USD 100 million

Sector 2:
Pharmaceuticals

Locally-made

Moving towards domestic
production of global brands



Pharmaceuticals Project 2.1

Incentive-offers for the project:

- The BOI will provide state-of-the-art infrastructure and services on par with international standards.
- Wastewater treatment & sea outfall and common logistics facilities are available.
- 5-10 year tax holiday for exports.
- 0% duty & taxes on imported capital goods & raw materials.
- Expat employment allowed for specialized skills.
- Expat income tax exempted for 5 years.
- No restrictions on foreign ownership & forex repatriation.



Pharmaceutical Zone in Hambantota

Project Name:	Pharmaceutical Zone in Hambantota
Brief Description:	Establishing a state-of-the-art pharmaceutical zone. This new venture is being developed in two phases to establish pharmaceuticals, medicinal chemical, and botanical products manufacturing facilities, medical devices manufacturing or assembling facilities and related ancillary facilities.
Location:	Arabokka, Hambantota (Proximity to both the Hambantota port and Mattala airport, with dedicated facilities at airport to facilitate sea air logistics)
Land Extent:	400 acres
Current status:	Pre-approved zone: All environmental clearances to manufacture a full suite of pharmaceutical products and fast tracked National Medicines Regulatory Authority (NMRA) approvals.
Project Timeline	(From inception to conclusion)
Total Investment:	Starting from USD 5 million

Pharmaceuticals Project 2.2

Pharmaceutical Zone in Oyamaduwa, Anuradhapura

Project Name:	Pharmaceutical Zone in Oyamaduwa, Anuradhapura
Brief Description	Establishing dedicated state-of-the-art Pharmaceutical Production Zones" to produce possible pharmaceuticals such as tablets, capsules, liquid medicines, injections, surgical instruments, syringes, surgical needles and sutures, bandages, and plasters within the country.
Location:	Oyamaduwa, Anuradhapura
Land Extent:	80 acres land which was used as Deyata Kirula Exhibition zone at Mahawilachchiya Divisional Secretariat, Anuradhapura
Current status:	24 eligible investors have already been selected to invest in pharmaceutical production; Spectrum Pharmatech Lanka (Pvt) Ltd has been selected as a zone developer and the zone development is in progress. Environmental clearance is already obtained.
Expected Investment:	Local Investment
Project Timeline:	From the year 2020 to 2055 (From inception to conclusion)
Total Investment:	LKR 28.2 billion (USD 141 million)*

**Rs. 28,200 mn for pharmaceutical production and Rs. 600 mn for zone development at 1st stage (Only local investors are allowed)*

Incentive-offers for the project:

- Exemption of lease payment for first five years
- Exemption of PAL
- BOI is requested to provide the facilities that applicable for the BOI investors.



**Sector 3:
Textiles**

From Concept to reality

Sri Lanka offers leading R&D in fabric technology
through global centres of excellence

Textiles Project 3.1

Textile Zone in Eravur, Batticaloa

Project Name:	Textile Zone in Eravur, Batticaloa
Brief Description	<p>A dedicated textile manufacturing zone to:</p> <ul style="list-style-type: none"> • Provide opportunities for local and foreign textile manufacturers to establish manufacturing plants in a dedicated area with a sea outfall and central BOI wastewater treatment plant. • Boost resilience of the local raw material supply chain • Substitute USD 500Mn worth of imports of fabric while creating 5,000+ direct and 3,000 indirect employment opportunities. • Reduces material lead time with the availability of locally sourced fabric to reduce input costs • Creates potential to increase the utilization rate of EU GSP+ and UK GSP+ with higher local value creation through locally sourced fabrics
Location:	Punnakudah in Eravur Pattu (Eastern Province)
Land Extent:	Phase I - 200 Acres, Phase II - 62 Acres
Pre-approved for Multiple Product Opportunities:	<ul style="list-style-type: none"> • Textile Dying • Textile Washing • Textile Knitting • Textile Weaving • Other Associated activities
Project Timeline:	From 2021 to 20xxx (From inception to conclusion)
Total Investment:	USD

Incentive-offers for the project:

- Corporate Income Tax 5-10 year tax holiday on income generated through exports and import substitution
- Zero Import Taxes For importation of capital & construction related items, raw materials and production/process related consumables
- Foreign Employment Foreign employment permitted for specialized skill categories
- Tax Exempted for Expats Income Tax on employment exempted for a period of 5 years for a maximum number of 10 expats
- 100% Foreign Ownership 100% foreign ownership, repatriation for earnings, dividend, fees, capital & forex permitted



**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:

- Battaramulla is lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam. liquam erat volutpat. Ut wisi enim ad minim veniam.



Urban Development Project 5.2

Golden Gateway to Port City (Colombo Port City)

At a Glance:

- Dummy copy. This would be a brief introduction of the location, some interesting facts and a brief summary. Dummy copy. This would be a brief introduction of the location, some interesting facts and a brief summary.



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:

- Narahenpita is lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam.



**Sector 6:
Fisheries and
Aquaculture**

Benefitting from the Ocean around

From sea weed to seafood,
aquaculture expands its scope



Real Estate Project 6.1

Development of Karainagar Boat Yard

Project Name:	Development of Karainagar Boat Yard
Brief Description	Developing the Karainagar boat yard which was constructed in 2018, with modern technology and facilities to repair and manufacturing fishing boats in Northern province. The development consists of slipway, jetty, pulling winch, granty cranes etc.
Land Extent:	260 acres
Land Agreement/ Ownership:	Sri Lanka Sustainable Energy Authority will be in 30-year Lease agreement with Mannar Divisional Secretary.
Current status:	Sri Lanka Sustainable Energy Authority has prepared Pre-feasibility report and TOR has been requested from CEA to start the Environmental Impact Assessment. EOI has been called
Mode of investment:	100% ownership to the investor or JV or PPP Build, Own, Operate and Transfer
Project Timeline:	From 20xx to 20xx (From inception to conclusion)
Total Investment:	USD XXX million Estd.

Incentive-offers for the project:

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Real Estate Project 6.2

Incentive-offers for the project:

- A grant/ Interest free Loan
- Material for sea cucumber farming
- Technical knowledge- NAQDA
- Product will be buy-back by investor
- Seed supply by investor



Expansion of Sea Cucumber Farming: Up to 5,000 acres

Project Name: Expansion of sea cumpers farming area into 5,000 acres from the present level

Brief Description The most important commercial sea cucumber is the sandfish (*Holothuria scabra*). It has a wide geographic distribution and is found in the majority of tropical nations. This species is endemic to Sri Lanka and is found throughout the coastal areas especially in Northern Province, Sri Lanka. However, existing capacity of hatcheries are not sufficient to cover the potential production capacity of sea cucumber in this area.

Establishment of five back yard sea cucumber hatcheries in the Northern province to supply seeds for sea cucumber farming under the interest free loan scheme implemented by Export Development Board in collaboration with NAQDA is proposed. It is expected to establish 5,000 farms (1 acer per each farm) in Manar, Kilinochchi and Jaffna districts. An investor is allowed to invest round 100 farms and income could be earned by 8 months after commencing production. Expected cost per 1 acre farm is Rs 1 million.

Project Timeline: Maximum 1 year (from inception to conclusion)

Total Investment: Rs. 500,000 (USD 2,500) per acre

Real Estate Project 6.3

Farming Sea Weeds as raw material for manufacturing Organic Fertilizer

Project Name:	Farming sea weeds as a raw material for manufacturing of organic fertilizer
Brief Description	<p>Seaweed fertilizer can directly increase soil organic matter through the soil or plants, and activate various beneficial microorganisms in the soil. Since sea weed fertilizers are cost effective and positive effect on plant growth and yield, worldwide agro farmers have been used for many years as an organic fertilizer.</p> <p>At present as drawbacks of chemical fertilizers is becoming more apparent and imposed import restrictions on chemical fertilizers, farmers gradually tend to use organic fertilizers in Sri Lanka. It is proposed to establish sea weed farming as a raw material for manufacturing of organic fertilizer in Northern province to fulfill the organic fertilizer requirement in the country.</p>
Project Timeline	06 months from the commencement (inception to conclusion)
Total Investment:	Rs 50 million

Incentive-offers for the project:

- Sea water area will be given an annual permit basis and per farmer area will be around ½ acres.
- Part of total investment cost may be incurred by government for formation of farm clusters, trainings, pilot project ... etc
- Material for seaweed farming
- Technical knowledge
- Product will be buy-back
- Seed supply



Energy Sector: Other Investment Opportunities:

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
1	Energy	100MW Wind Power Plant in Poonarin	Establish Independent Power Plant and associated 30 km 220 kV transmission line and collector Grid Substation	Poonarin	100 acres	USD 130 Mn
2	Energy	200MW wind power Project in Poonarin	Establish Independent Power Plant and associated 75 km 220 kV transmission line and collector Grid Substation, Gantry and other development	Poonarin		USD 280 Mn
3	Energy	Two 100MW Wind Power Project in Mannar	The proposed wind farm will comprise state-of-the-art modern wind turbines with the required grid support features to facilitate semi-dispatchable operation as done in the phase I project by CEB. The proposed turbines are to be located 2 km away from the existing wind turbines.	Mannar	260 acres	USD 150 Mn
4	Energy	100 MW Solar power project in Simbalanduwa	Establish Independent Power Plant and associated 30 km 220 kV transmission line and collector Grid Substation	Siyambalanduwa	546 acres	USD 100 Mn
5	Energy	300MW combine cycle power plant	Establish a 300 MW combine cycle power plant in Kerawalapitiya	Kerawalapitiya		USD 300 Mn
6	Energy	Re-gasified Liquefied Natural Gas (R-LNG) Pipeline System	Construction of a Re-gasified Liquefied Natural Gas (R-LNG) Pipeline System from Floating Storage Regasification Unit (FSRU) located around 5 km off the Kerawalapitiya Coastal Belt to existing and future Kelanitissa and Kerawalapitiya Power Plants on Built Own Operate and Transfer (BOOT) Basis	5 km off Kerawalapitiya Coastal Belt	TBD	USD 36 Mn
7	Energy	Construction of a refinery	Construction of a new 100,000 barrels per day capacity refinery at Sapugaskanda, Sri Lanka on PPP investment model	Sapugaskanda	75-100 Acres	USD 2,000 - 3,000 Mn
8	Energy	Establishing Floating Solar Units	Solar energy production: Victoria, Rantambe, Randenigala, Moragahakanda and Madhuruoya reservoirs and other potential reservoirs in Mahaweli Zones	All Island		
9	Energy	Establishing Gliricidia Plantations in All Mahaweli Zones	Renewable Energy, Organic Fertilize production in All Mahaweli Zones (Mahaweli Authority maintains 100m from the Main Canal Banks as reservation areas. Except the required areas for the maintains, other areas of the reservation can be provided to establish Gliricidia Plantations.)	All Mahaweli Zones		
10	Energy	Hydropower generation project	Mini hydropower generation project, Rahathungoda Estate,	Hewaheta		
11	Energy	Hydropower generation project	Mini hydropower generation project, Kandaloya Estate,	Nawalapitiya		

Pharmaceutical Sector: Other Investment Opportunities:

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
12	Pharma	Pharmaceutical Production Zone Stage 1	Establish dedicated "Pharmaceutical Production Zones" to produce possible pharmaceuticals within the country	Oyamaduwa, Anuradhapura	80 acres (Deyata Kirula Exhibition site)	\$ 150 Mn for pharmaceutical production and USD 3.0 Mn for zone development
13	Pharma	Establishing a state-of-the-art Pharmaceutical Zone	Pharmaceuticals, medicinal chemical, and botanical products manufacturing facilities. Medical devices manufacturing or assembling facilities. Related ancillary facilities R&D	Arabokka, Hambantota.	400 acres	

Travel & Tourism: Other Investment Opportunities:

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
17	Tourism	Kuchchaweli Beach Resort	Concept of the proposed project is at least 10,000 rooms need to be built in the Eastern Province. (Along north east coast 32 KMs North of Trincomalee town)	Kuchchaweli, Trincomalee,	348 acres	USD 150 Mn
18	Tourism	Kalpitiya Island Resort	Currently 2 Islands (Battalangunduwa & Eramutive) are available for investors from the total of 12 Islands	Kalpitya, Puttalam	Bat: 291.7 acres Eravur: 223.7 acres	USD 200 - 250 Mn
19	Tourism	Dedduwa Lake Resort	The development plan consists of 5 to 7 Star hotels, water sport activities and a cultural village which is to be linked by the re-opening of old water ways to Madhu Ganga 20 km to the South and also developing the area surrounding the Dedduwa Lake.	Bentota	1,713.97 acres	USD 500 Mn
20	Tourism	Mannar Resort	Island Resort Project	Mannar		
21	Tourism	Delft Island Resort	Island Resort Project	Jaffna		
22	Tourism	Hotel Project: Mattala Rajapaksa International Airport (MRIA)	"The proposed two Airport Hotels shall have the following minimum features and should be in line with Airport Hotels at other International airports, with future expansion capability. <ul style="list-style-type: none"> • Minimum of 160 well appointed rooms at commencement (Expansion capability possibly up to 250 rooms). • Sports/Recreation facilities (incl. gymnasium, spa, swimming pool etc. • Outdoor Restaurant • Conference/Convention facilities • Banking facilities • Business centre • Shopping arcade. • Office areas, etc. 	Mattala	Two blocks of airport land each in extent of 15 Ha located right side of the Terminal Building of Mattala Rajapaksa International Airport, Hambantota have been identified.	

Securities/Central Bank

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
15	Govt Securities	Treasury Bills	Tenures: 91, 182 & 364 days; 02 to 30 years	Central Bank of Sri Lanka (CBSL)		
16	Govt Securities	Treasury Bonds	Tenures: Sri Lanka Development Bonds - 6 months to 5 years and beyond	CBSL		

Real Estate – Urban Development (Port City)

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
23	Real Estate	Hotel development	Luxury branded hotel development	Port City	24,324.16 sq.m (2.43 ha)	USD 230 Mn
24	Real Estate	Port City Villa Development (Project name based on investor)	Luxury landed villa development /gated community with luxury amenities and facilities for villa owners / occupants	Port City	108,944.02 sq.m (10.89 ha)	USD 365 Mn
25	Real Estate	Mixed Use Development	Mixed use housing (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.)	Port City	23,380.34 sq.m (app. 2.33 ha)	USD 355 Mn
26	Real Estate	Residential Plot	Residential – Marina Precinct Port City	Port City	9,670.62 sq.m (382.35 perch)	USD 84.2 Mn
27	Real Estate	Residential Plot	Residential – Marina Precinct Port City	Port City	16,406.35 sq.m (648.65 perch)	USD 147.5 Mn
28	Real Estate	Residential Plot	Residential – Marina Precinct Port City	Port City	13,945.87 sq.m (551.37 perch)	USD 125 Mn
29	Real Estate	Low rise resort	Hotel – Island Living Port City	Port City	24,911.34 sq.m (984.91 perch)	USD 165 Mn
30	Real Estate	Residential Plot	Residential – Island Living Port City	Port City	25,483.23 sq.m (1007.52 perch)	
31	Real Estate	Commercial Building	Commercial (Office & Retail Use) – Financial District Port City	Port City	15,555.06 sq.m (614.99 perch)	

Real Estate – Urban Development (Greater Colombo)

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
32	Real Estate	Colombo Hilton – Selendiva Investment	<p>5 star hotel with 382 guest rooms, 3 speciality restaurants, Gym & Spa, Executive lounge Coffee shop and laundry and 2.25 acres of land for further development. Hotel has 18 floors with 2 towers with provision to construct an additional tower for expansion of hotel operations with the most beneficial business model.</p> <p>Current hotel operations in progress / new expansions and developments under feasibility report stage. Hotel in operations and the expansion projects for completion by Dec 2024 .</p>	Lotus Road Colombo 01	6.8 acres including 2.25 acres for development	USD 230 Mn
33	Real Estate	Grand Hyatt Colombo – Selendiva Investment	<p>Grand Hyatt Colombo is a 5 star hotel situated in the heart of Colombo 03. Hotel will consist of 48 floors with 458 Guest rooms, 100 service apartments, 12 speciality restaurants, 7 meeting rooms with 1000 pax ballroom, Gym Pool & Spa and in house laundry. The Hotel covers approx. 1.2 million Sqft and the hotel is expected to complete in full by Dec 2022, with partial operation with 200 rooms by Dec 2021. Completion stage stand at 60% overall.</p> <p>All approvals obtained and under construction stage with nearing 60% completion. Period to commence commercial operation : Dec 2022 in full operation.</p>	Galle Road Colombo 03	3.25 acres	USD 270 Mn
34	Real Estate	Grand Oriental Hotel & York Street – Selendiva Inv	Expansion development	York Street Colombo 01	240,000 Sqft Bldg, 01 acre land	

Real Estate – Colombo and Suburbs

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
35	Real Estate	Downtown City Centre	High Rise Mixed Development at Land at Battaramulla Town (Residential, Commercial and Offices- Center73,508 Sqft Footprint)	Battaramulla	1.36Ha	USD 75 Mn
36	Real Estate	Golden Gateway to port city	High Rise Mixed Development at Charmers Granaries Land at Colombo Fort (Residential, Commercial and Offices - 200,208 Sqft Footprint)	Colombo 01	3.92Ha	USD 1,000 Mn
37	Real Estate	Narahenpita New Township	High Rise Mixed Development at Tractor Corporation Land, Narahenpita (Residential, Commercial and Offices - 94,722.32 Sqft Footprint)	Colombo 08	1.76Ha	USD 170 Mn
38	Real Estate	Cypress Dawn	Middle Rise Mixed Development in Lock Gate waththa land at Colombo10 48,437 Sqft Footprint - for Residential, Commercial and Offices	Colombo 10	0.90Ha	USD 65 Mn
39	Real Estate	Prime City	Middle Rise Mixed Development at Abeysingharama Land at Panchikawatta, Col 10 21,527 Sqft Footprint - Residential, Commercial and Offices	Colombo 10	0.40Ha	USD 30 Mn
40	Real Estate	Beira Lake Waterfront Development	Sunset by the Lake Project. 52,600 Sqft Footprint - G+26 floors Hotel/Office/Commercial	Colombo - 10	0.75Ha	USD 40 Mn
41	Real Estate	Beira Lake Waterfront Development	Sunset by the Lake Project – 22,600 Sqft Footprint -G+24 floors Hotel/Office/Commercial	Colombo - 10	0.32Ha	USD 96 Mn
42	Real Estate	Beira Lake Waterfront Development	Sunset by the Lake Project – 26,500 Sqft Footprint - G+25 floors - Hotel/Office/Commercial	Colombo - 10	0.34Ha	USD 110 Mn
43	Real Estate	Beira Lake Waterfront Development	Sunset by the Lake Project – 85,000 Sqft Footprint G+26 floors Hotel/Office/Commercial	Colombo - 10	1.23Ha	USD 182 Mn
44	Real Estate	Beira Lake Waterfront Development	Sunset by the Lake Project – 20,150 Sqft, G+24 floors Hotel/Office/Commercial	Colombo - 10	0.29Ha	USD 84 Mn
45	Real Estate	High-end Boutique Hotel Project Glory of Heritage	High-end Boutique Hotel 107,639 Sqft Footprint - G+1 floor Visumpaya Premises	Union Place, Colombo 02	2.0Ha	USD 35 Mn
46	Real Estate	High-end Boutiqu Hotel Project Exclusive Heritage Club	Hospitality and Leisure Development - High-end Boutique Hotel 15,000 Sqft footprint - G+3 floors; Torrington Square (80 Club)	Colombo 07	0.67Ha	USD 25 Mn

Real Estate – Colombo and Islandwide

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
47	Real Estate	City Hotel Project - The Charm of the City Hotel	Hospitality and Leisure Development - City Hotel (Tower of 73,508 sqft Footprint)	Colombo 02	0.29Ha	USD 50mn
48	Real Estate	Mixed development	45 Floors mixed development project; 55/75, Vauxhall Lane,	Colombo 02	01A 02R 0.62P	
49	Real Estate	Multi Functional Commercial Building	More than 20 stories and amenities of Car parking lots, Supermarkets, Free Indoor & Outdoor Sitting area, Spare parts outlets, Small work spaces for Law Practitioners & Start-up businesses, Food court, Retail outlets, Banks, Commercial office spaces, Conference & meeting rooms, Banquet hall facilities, Short term accommodation facilities & luxury hostels, Luxury living spaces, Roof top bar & restaurant, Gym & Pool (BCC Lanka Land close to Courts complex)	Colombo 12	6 acres	USD 17 Mn
50	Real Estate	Residential Towers Development	Heritage Home Residential Towers Development – Land No. 01	Madiwela	0.28Ha	USD 10mn
51	Real Estate	Residential Towers Development	Heartland City Residential Towers Development (9,687 sqft Foot print) – Land No. 02	Madiwela	0.18Ha	USD 6 Mn
52	Real Estate	Multi Storied Car Park cum Mixed Development Project	City Belt Multi Storied Car Park cum Mixed Development at Sethsiripaya 1 (Multi storied Car Park, Commercial & office)	Battaramulla	0.30Ha	USD 10 Mn
53	Real Estate	Waters edge Waterfront Dev.ment	Construction on Sports and Entertainment activities area	Battaramulla	32 Ha	
54	Real Estate	Hospitality & Leisure Development Beruwala Summer Paradise	Hospitality and Leisure Development - Tourist Hotel cum Leisure Project City Hotel (Tower of 73,508 sqft), Kalawilawattha	Beruwala	1.67Ha	USD 60 Mn
55	Real Estate	Rest House Project - Capstone Place	Hospitality and Leisure Development - Rest House Project in Nawalapitiya City (13,777 sqft Footprint)	Nawalapitiya	0.16Ha	USD 2 Mn
56	Real Estate	Rest House Project - Sea Fence of the Jaffna	Hospitality and Leisure Development - Rest House Project in Jaffna City Rest House (36,942 sqft Footprint)	Jaffna	0.52 Ha	USD 5mn
57	Real Estate	Hospitality and Leisure Development - Little Aberdeen	Hospitality and Leisure Development - Residential (38 Villas) – Oaklay Cottage	Nuwara Eliya	5.26Ha	USD 50mn
58	Real Estate	Hospitality and Leisure Development	Ever Land Theme Park at Gregory's Lake, Nuwara Eliya	Nuwara Eiya	5.26Ha	USD 35mn
59	Real Estate	Multi Storied Car Park cum Mixed Development Project	Upcountry Sky – Multi Storied Car Park cum Mixed (Multi storied Car Park, Commercial & office) Development at Bogambara playground	Kandy	0.55Ha	USD 11 Mn

Aviation: Mattala International Airport (MRIA)

	Sector	Description	Main features of the Project	Land Extent	Investment Rqd
60	Cargo Operations – MRJA Aerodrome Reference Code 4F (Airbus 380 Compatible)		<ul style="list-style-type: none"> • Warehousing & Distribution – Freight consolidation & deconsolidation, Specialized cargo handling, Temperature controlled transport and storage. • Operation of Freight forwarding offices. <ul style="list-style-type: none"> • Operation of Airline offices. • Value added services (Pick & Pack, labeling & tagging). • Packing Center for special Cargo requirements (Dangerous goods and heavy cargo). • Animal Holding area. <ul style="list-style-type: none"> • Any other cargo related facility. 	20 Ha of land located in rear side of Existing Cargo Terminal has been ear marked for this project.	US\$ 50,000 per Ha/ per Annum (approx.) 35 Years
61	Cargo Operations – MRJA Aerodrome Reference Code 4F (Airbus 380 Compatible)		<ul style="list-style-type: none"> • Operation of Air Freight including self-handling operations • Raw material & finished goods storage <ul style="list-style-type: none"> • Bonded storage solutions • Free port- Transshipments, Multi-country consolidations, E-commerce fulfillment, On site clearance & transportation service, Last-leg value additions • Temperature regulated Cargo Centre(Perishables) - Import/Export perishables, cold storage and packing, temperature controlled freight(pharmaceuticals, food stuff ,flowers and frozen fish) • Deconsolidation of Courier – eCommerce 	20 Ha land has been identified for this category of operations.	US\$ 50,000 per Ha/ Per Annum (approx.) 35 Years
62	Cargo Operations – MRJA Aerodrome Reference Code 4F (Airbus 380 Compatible)		<ul style="list-style-type: none"> • The HUB concepts-deconsolidation of different consignments of air or maritime transshipment cargo destined for different countries, arriving on board an incoming cargo ship or flight. • Free Trade Zone facility through BOI in Sri Lanka, regulations cited in the Finance Act – Commercial Hub Regulations, No.1 of 2019. <ul style="list-style-type: none"> • Enter port operations 	50 Ha of Land has been identified for this long term investment projects.	US\$ 50,000 per Ha Per Annum (approx.) 35 Years
63	MRO Project		A land area has been earmarked to be leased out for establishment and operation of “Maintenance, Repair & Overhaul (MRO) Facilities” for Aircraft.	Approx 30 Ha	
64	Developments In Civil Aviation – Training & Education		<ol style="list-style-type: none"> Aviation University for offering of higher education degrees /Masters/Diplomas etc. for experienced Aviation personnel to a globally marketable standard. Aviation Schools for global students in standard licences and ratings Aviation Schools in specialized licences and rating (Mountain flying, Seaplane, Amphibious craft, Jet Type ratings) Academies that train Engineers, Air Traffic Controllers, Aviation Security Personnel, Load Controllers, Flight Dispatch Officers and Cabin Crew to be employable in the global market. 		
65	Developments In Civil Aviation – Equipment Maintenance & Manufacturing		<ol style="list-style-type: none"> Aviation security and safety equipment assembly plant/factory to cater for the region Maintenance and Repair Organization (MRO-Engineering) Manufacturing factory/plant for aircraft containers & pallets including specific facility containers for transportation of DGR/Radioactive Material, Live Animal Transportation including large animals such as elephants, horses and cows etc., Manufacturing parts and components of Aviation spares for domestic and export market at an international standard. Design and manufacture of Drones and UAVs for use by Sri Lankan organizations and for export 		

Aviation: Mattala International Airport (MRIA) and Other Airports

	Sector	Description	Main features of the Project	Land Extent	Investment Rqd
66	Developments in civil Aviation – Medical, Tourism & Leisure:		<ul style="list-style-type: none"> i. Air Ambulance Service for transportation of patients within and out of Sri Lanka. (Seychelles & Maldives patients for surgical procedures etc.) ii. Gliding, Skydiving, Sports flying, Balloon Scenic tours, Ultralite Aircraft, Paragliding. iii. Utilise water-aerodromes in Sri Lanka to increase domestic tourism with “Home to Hotel” travel friendly concepts. 		
67	Developments in Civil Aviation – Aviation Facilities:		<ul style="list-style-type: none"> i. Increased Air Traffic flow facilities with new equipment in order to bid for larger airspace responsibility (increases over-flight revenue). ii. Cargo hubs (Dedicated airfields for cargo) 		
68	Developments in Civil Aviation – Services to Foreign Airlines:		<ul style="list-style-type: none"> i. Flight Catering Unit ii. Maintenance, Repair and Overhaul iii. Fueling 		
69	Developments in Civil Aviation – Domestic Trade:		<ul style="list-style-type: none"> i. Increase internal cargo routes and boost Sri Lanka produce capacity for export market (Eastern seaboard fishing produce direct to BIA for export in less than 12hrs) ii. Increase access to areas of Sri Lanka hampered by time taken to commute by road. iii. Establishment and operations of water aerodromes – CAASL will facilitate by obtaining all necessary approvals iv. Establishment and operations of domestic aerodromes in areas identified as viable for tourism or domestic connectivity. 		
70	Specific Areas - Specifically for MRJA		<ul style="list-style-type: none"> i. Maintenance and Repair Organization (MRO-Engineering) ii. Potential Cargo Hub (example DHL base with LufthansaTech MRO) iii. Engineering Training facility with the MRO for world class technical training. iv. Flight Catering Unit v. Manufacturing factory/plant for aircraft containers & pallets including specific facility containers for transportation of DGR/Radioactive Material, Live Animal Transportation including large animals such as elephants, horses and cows etc., vi. Warehousing facility for air to sea (vivo) cargo vii. Factory for assembling ground equipment for aviation industry 		
71	Specific Areas - Specifically for Ratmalana		<ul style="list-style-type: none"> i. Flight Catering Unit ii. Increase in Corporate Jets to allow CIPs and VIPs direct access to Colombo. iii. Make Ratmalana a Domestic Aviation hub iv. Air Ambulance Base for best access for international medical flights" 		
72	Specific Areas - Specifically for BIA		A tower building for the airline industry, Officers and Residences (May include IPZ requirements).		
73	Specific Areas -Specifically for Batticaloa Airport		<ul style="list-style-type: none"> i. Medium scale MRO – Capable upto Category “C” Aircrafts due to runway limitation. ii. Establish recreational Aviation activities. 		

Miscellaneous

	Sector	Description	Main features of the Project	Location	Land Extent	Investment Rqd
74	Investment on	Karainagar Boat Yard	Fiber Glass Manufacturing (Fishing boats, Boat repairs, other fiber glass manufacturing), Maritime Tourism Activities (Whale watching Boats, Floating Restaurants / House Boats, Passenger Boats manufacturing & service, Yachts), Investments on Solar and renewable energy sources (Hybrid diesel marine engine supply, Garbage collector machines, Solar boats, Solar roofing) Other investments (Ice plant, Cool room, Fiber glass recycle plants, Voice communication app for fisherman (Vessel – to –home – communication))	Karainagar East, Jaffna	4 acres	Rs. 290 Mn
75	Port Related	Logistics Centre	The Stage – 01; Port Related Logistics Center Stage – 02; Multi Model Transport Hub	Bloemendhal Area	5.5 ha	USD 50 Mn
76	Proposed Boat Building And Repairing Facility		Boat building and repairing at the Port	Port of Galle		
77	Proposed Boat Building and Repairing Facility		Boat building and repairing facility at Mud Cove area. The existing Mud Cove Pire and adjacent land area could be incorporated with the proposed development.	Port Of Trincomalee	3 ha.	
78	Dedicated textile manufacturing zone		Provide opportunities for local and foreign textile manufacturers to establish manufacturing plants. (Eastern Province, Batticaloa District of Sri Lanka)	Punnakudah in Eravur Pattu	Phase i - 200 Acres Phase ii - 62 Acres	
79	Industrial Zone (Garments) – Mahaweli B Zone		Garment factories	Welikanda	25 Hectares	
80	Industrial Zone - Moragahakanda		Value added production in Agriculture and Inland Fisheries, Gem industry	Laggala	21 Hectare	
81	Industrial Zone – Mahaweli D Zone		Value added production in Agriculture	Madirigiriya	70 Acres	
82	Caustic Soda Plant			Paranthan, Kilinochchi		
83	Value addition of Graphite at Kahatagaha Mining			Kahatagaha		
84	Cement Manufacturing Factory			Kankesanthurai, Jaffna		
85	Existing two brick and tile factories are to be converted to product ceramic floor tiles - Ceylon Ceramic Corporation		Converting two brick and tile factories to produce ceramic floor tiles	1. Matara/Yatiyana 2. Embilipitiya/Uswewa	6 Acres 16 Acres	Arrox Rs. 2.0 Bn

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