

HAYLEYS PROPERTY DEVELOPMENT

6 acres of prime property in heart of Colombo

400 DEANS ROAD
25 FOSTER LANE
COLOMBO 10, SRI LANKA

- Gained independence from the British in 1948 and became a Republic in 1972
- Island is 65,620 sq. kms
- Population ~ 21mn
- Literacy Rate – 92% (2010 Est)
- GDP per capital – USD 3,282 (in 2013)
- Average Real GDP Growth over past 5 years – 6.4% and expected to continue at 8%
- GDP Growth
 - 2010 – 8.0%
 - 2011 – 8.3%
 - 2012 – 6.4%
 - 2013 – 7.3%
- End of 30 year old civil conflicts in 2009 paving the way for development

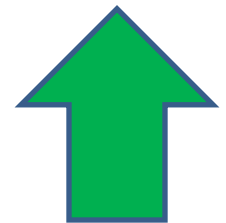
SRI LANKA ECONOMIC OVERVIEW

- One of the fastest growing emerging economies in Asia
- Peaceful conditions since end of the war in 2009
- Stable macroeconomic environment with strong growth fundamentals
- Favourable economic geography – close proximity to global economic powerhouses China and India



10 Year US\$ 1 Billion sovereign bond in 2012
oversubscribed 10.5 times and had a yield of 5.875%
5 Year US\$ 500 million sovereign bond in 2014
oversubscribed 8.3 times and had a yield of 5.125%

Fitch Ratings Upgrade to BB – Stable
Standard and Poor Upgrade to B+ Stable
Moody's Upgrade to B1 Stable



Strong post war economic growth averaging between 6-8%
Investment to increase to 34% of GDP by 2014

SRI LANKA
FDI

- ➡ Sri Lanka's FDI :
USD 1,066 million in 2011
USD 1,338 million in 2012
USD 1,425 million in 2013
- ➡ Target of **\$3 billion** FDI inflow into the country by **2015**.
- ➡ FDI Inflows are expected to improve over the medium term from the **current level of 2.3% of GDP to over 4% of GDP by 2016**.
- ➡ **US\$ 305 mn** net foreign inflows into Sri Lanka's equity market in 2012.
- ➡ Net inflows from sales of government securities **US\$ 843 mn**

Investments with Tax Incentives
(Commercial Real Estate and Tourism Related)

Minimum Investment (LKR Million)	Full Tax Holiday (Years)	
		25 – 100
		100 – 200
		200 – 500
		500 – 700
		700 – 1000
		1000 – 1500
		1500 – 2500
		Above 2500

HAYLEYS GROUP

- Founded in 1878 as Chas P. Hayley & Co., at Galle
- Hayleys is one of Sri Lanka's largest conglomerates listed in the Sri Lanka Stock Exchange
- A multinational with production facilities and marketing offices in Asia, Australia, Europe & USA
- Employs more than 36,000 + people
- Sri Lanka's Best Corporate Citizen 2004, 2005, 2006 & 2010



Group revenue
for 2013/14
was **USD 620
mn**



Recipient of the '**Best
Corporate Citizen
Award**' in Sri Lanka on
numerous occasions

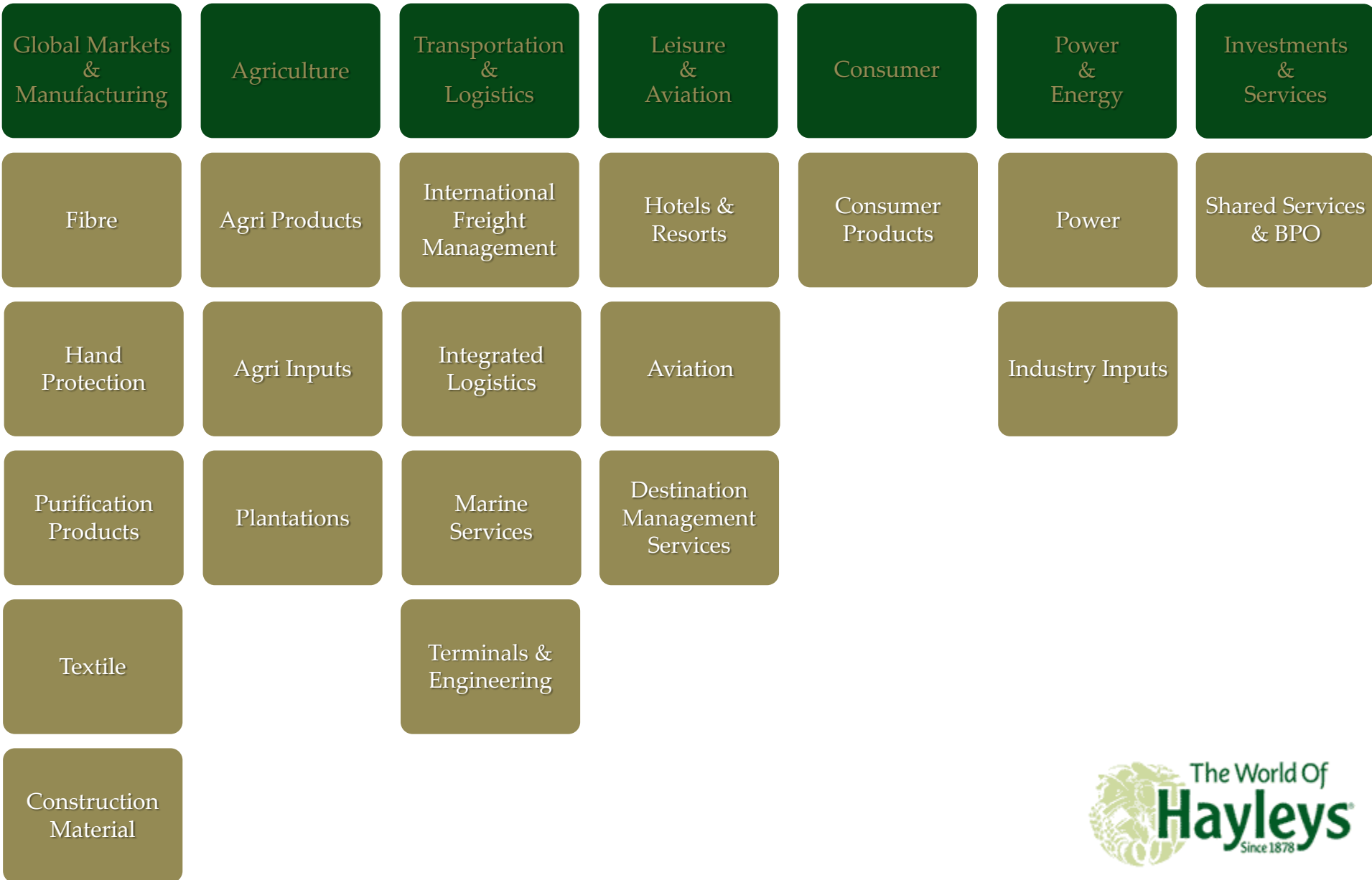
3.17% of Sri
Lanka's total
export
income



Carrying an **AA-
(lka)** credit rating
by RAM Ratings



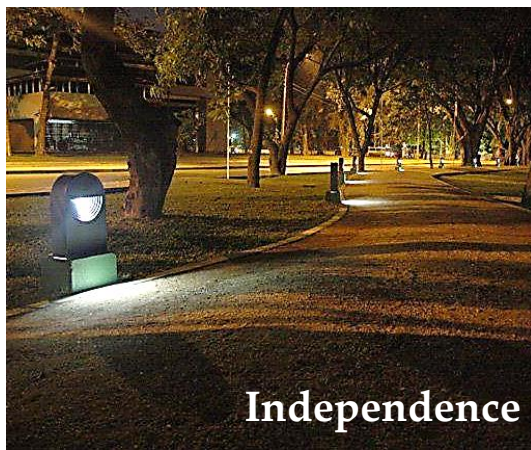
Hayleys Group



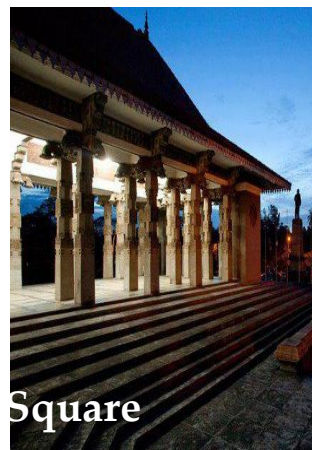
- Property available for development under one owner
- Scarcity of similar lands in Colombo
- Close proximity to major business centers
- Close proximity to major road networks and the new airport highway and the outer circular highway connecting the other highways
- Guaranteed income from the space that will be utilized by Hayleys and its subsidiaries – space required approximately 120,000 sqft
- No government height restrictions for property development in the area – HNB tower located next to the building has 23 floors
- Comparative construction cost with other countries Rs. 7,500 – 10,000 per sqft (USD 60-80 per sqft)
- Similar properties in the area is rented for approximately \$20 – \$25/ year/ sqft

COLOMBO CITY BEATIFICATION PROJECTS

Governments
initiatives to
transform
Colombo to a
“Green City”



Independence Square



Refurbished Racecourse



Buddhaloka Road



Beira Lake



Diyawanna



Oya Developments

VIBRANT NEW DEVELOPMENTS



INDOCEAN TOWER

- 68 floors
- Developer – Indocean Developers (Pvt) Ltd,
- a venture of Indian property group South City Projects (Kolkata)
- Expected completion in three years (2016).
- Location; opposite Beira Lake

KRRISH SQUARE

- 4 towers. Highest with 85 floors
- Expected completion date: 2016
- Developer – Krrish Group, India
- Purpose – Mixed Development (Residential, Retail and Offices)
- The former Public Works Dept building – 7 star ultra luxury boutique hotel.



VIBRANT NEW DEVELOPMENTS



HYATT REGENCY COLOMBO

- Number of floors – 45
- Location – Colombo 3 (near Galle Face)
- Property Type – five-star Luxury Hotel Complex
- Developer – Sinolanka Hotels & Spa (Pvt) Ltd (Old Ceylinco Building)

DAWSON GRAND TOWERS

- Number of floors – Twin Towers 38 & 42
- Number of units – 178
- Location – Bauddhaloka Mawatha, Colombo 2
- Property Type – Residential
- Developer – Keangnam



VIBRANT NEW DEVELOPMENTS



SHANGRI-LA COLOMBO

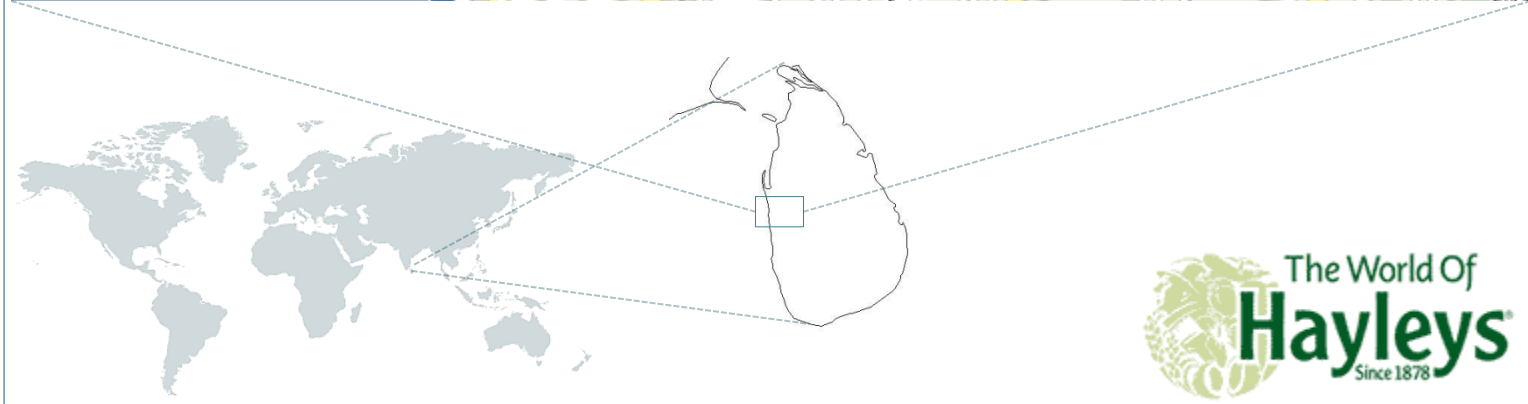
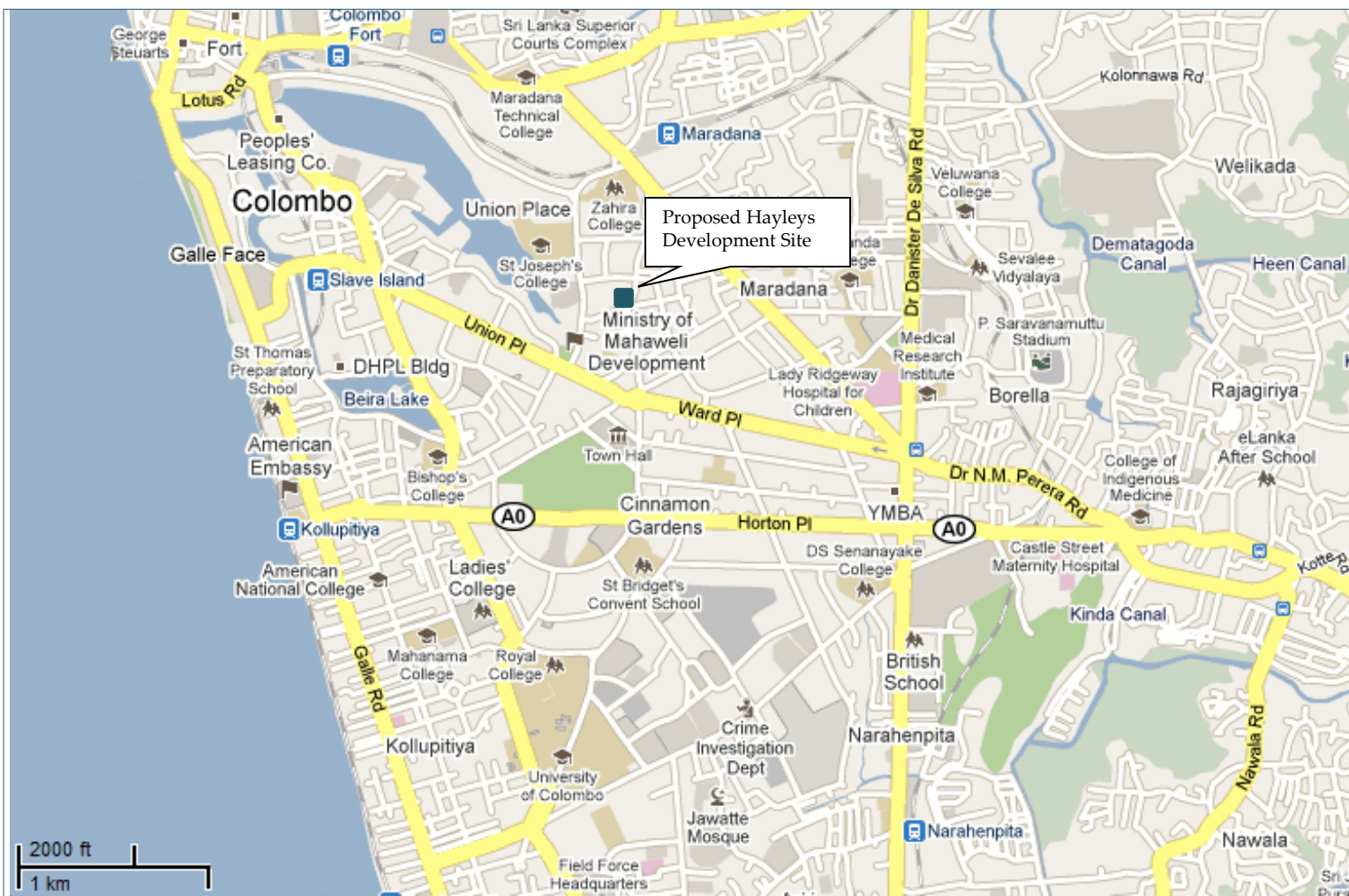
- Number of Floors – 30
- Property Type – Five-Stars Luxury Hotel Complex
- Location – Galle Face Green
- Developer – Hong Kong-based Shangri-La Hotels
- Targeting to open the Hotel in mid-2015.

OCEAN VIEW RESIDENCIES

- Number of floors: 47
- Number of units: 350
- Location: Colombo 3 (Opposite Pizza Hut)
- Property Type: Luxury Apartments
- Developer: Accor Developers (India)

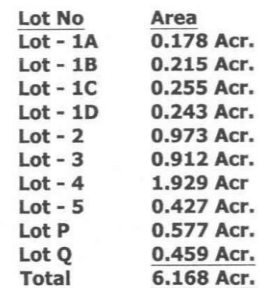


LOCATION
MAP



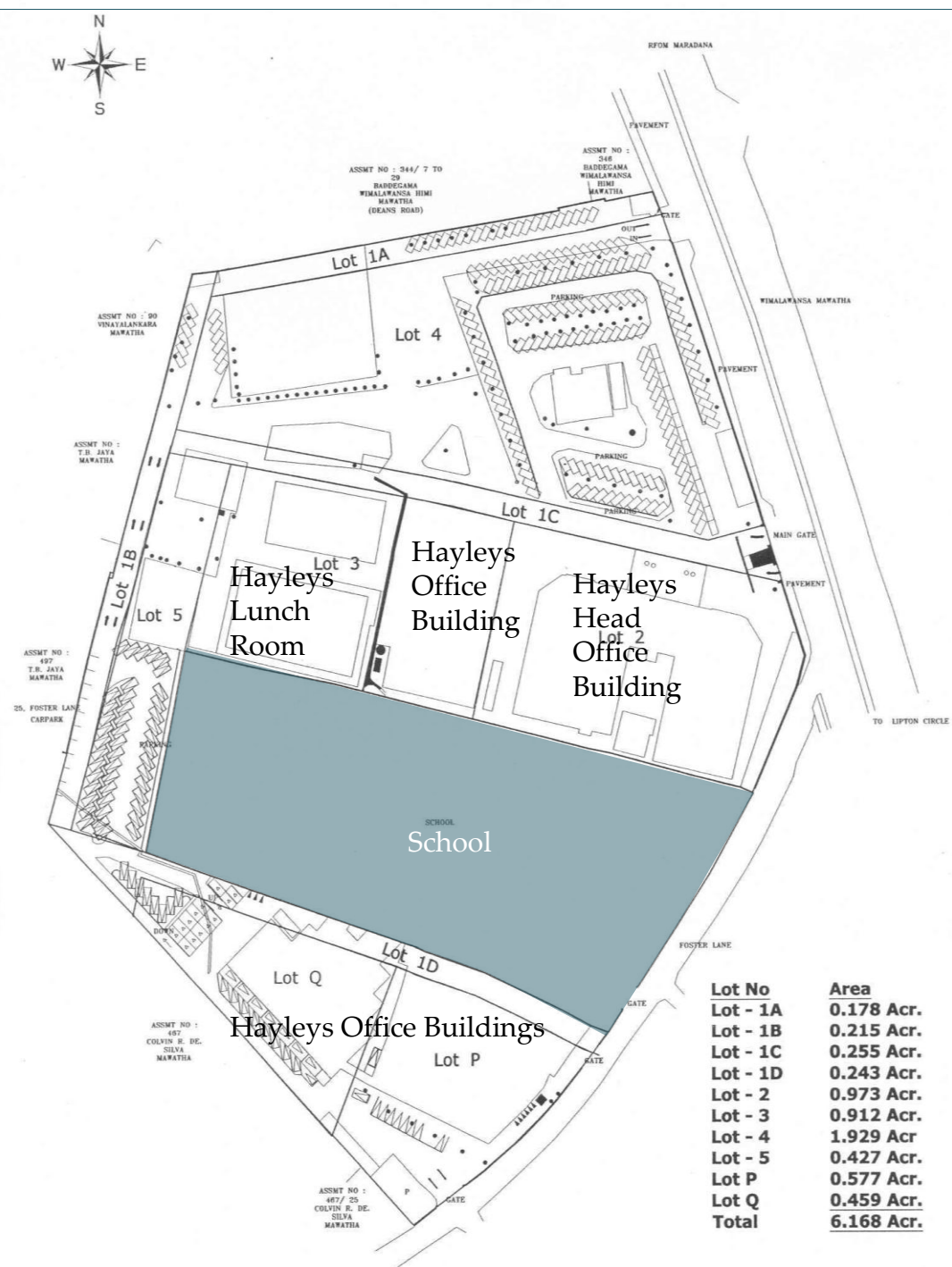
LOCATION
MAP





PROPERTY
PLAN

CURRENT
UTILIZATION



Lot No	Area
Lot - 1A	0.178 Acr.
Lot - 1B	0.215 Acr.
Lot - 1C	0.255 Acr.
Lot - 1D	0.243 Acr.
Lot - 2	0.973 Acr.
Lot - 3	0.912 Acr.
Lot - 4	1.929 Acr.
Lot - 5	0.427 Acr.
Lot P	0.577 Acr.
Lot Q	0.459 Acr.
Total	6.168 Acr.



LAND
EXTENT

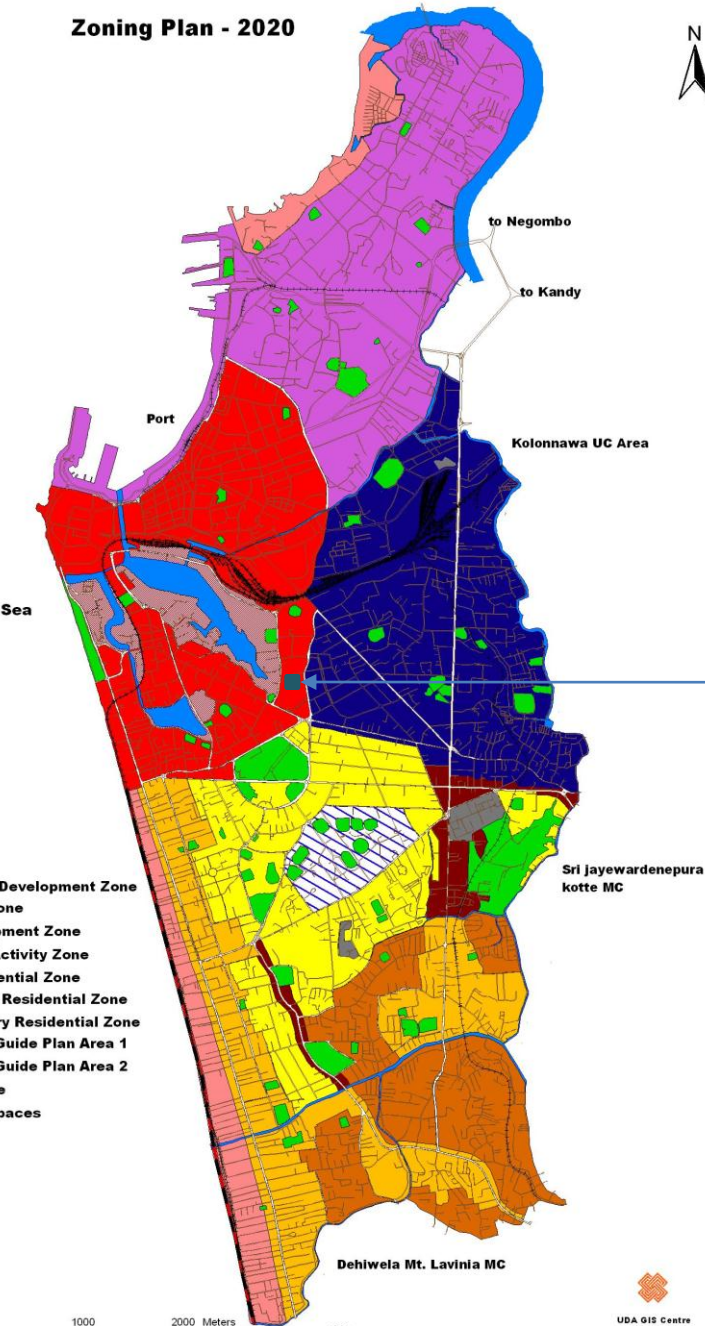
	LOT	Extent (acres)	Total
Driveways	1A	0.178	0.891
	1B	0.215	
	1C	0.255	
	1D	0.243	
Car Parks	4	1.929	2.356
	5	0.427	
Lunchroom + Basketball court & Garden	3	0.912	0.912
Hayleys Building (400 Deans Road)	2	0.973	2.009
Old Buildings (25 Foster Lane)	P	0.577	
	Q	0.459	
Total			6.168



COLOMBO
ZONING

Map No. 01

Zoning Plan - 2020



Legend

- Concentrated Development Zone
- Commercial Zone
- Mixed Development Zone
- Port Related Activity Zone
- Primary Residential Zone
- Special Mixed Residential Zone
- Special Primary Residential Zone
- Development Guide Plan Area 1
- Development Guide Plan Area 2
- Sea Front Zone
- Public Open Spaces
- Cemetery
- Water Bodies
- Marine Drive
- Roads
- Railwayline

1000 0 1000 2000 Meters

10a

UDA GIS Centre
February, 2008

Hayleys Location

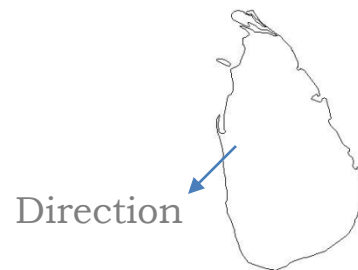


PROPOSED FACILITY

- Mixed development site with commercial, office, retail, residential and entertainment facilities
- Commercial high rise office space with all modern amenities & underground parking
- Luxury high rise condominium block with underground parking
- Luxury high rise serviced apartment complex with basement parking, garden area and recreational facilities
- Cafeteria with multiple food outlets/ vendors
- Entertainment complex with shopping, leisure, & showrooms
- International standard PUB's, restaurants and open air entertainment and dinning facilities

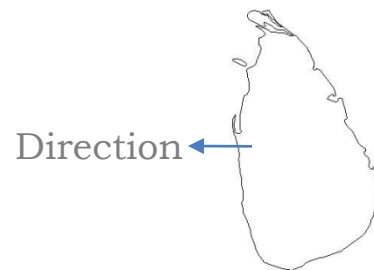


PROPERTY PICTURES



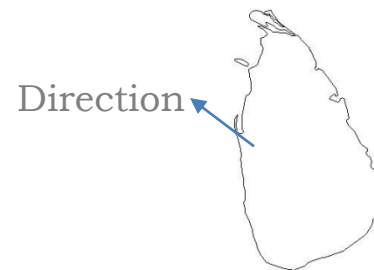
Direction

PROPERTY PICTURES



Direction

PROPERTY PICTURES



Northwest View

PROPERTY PICTURES



Direction

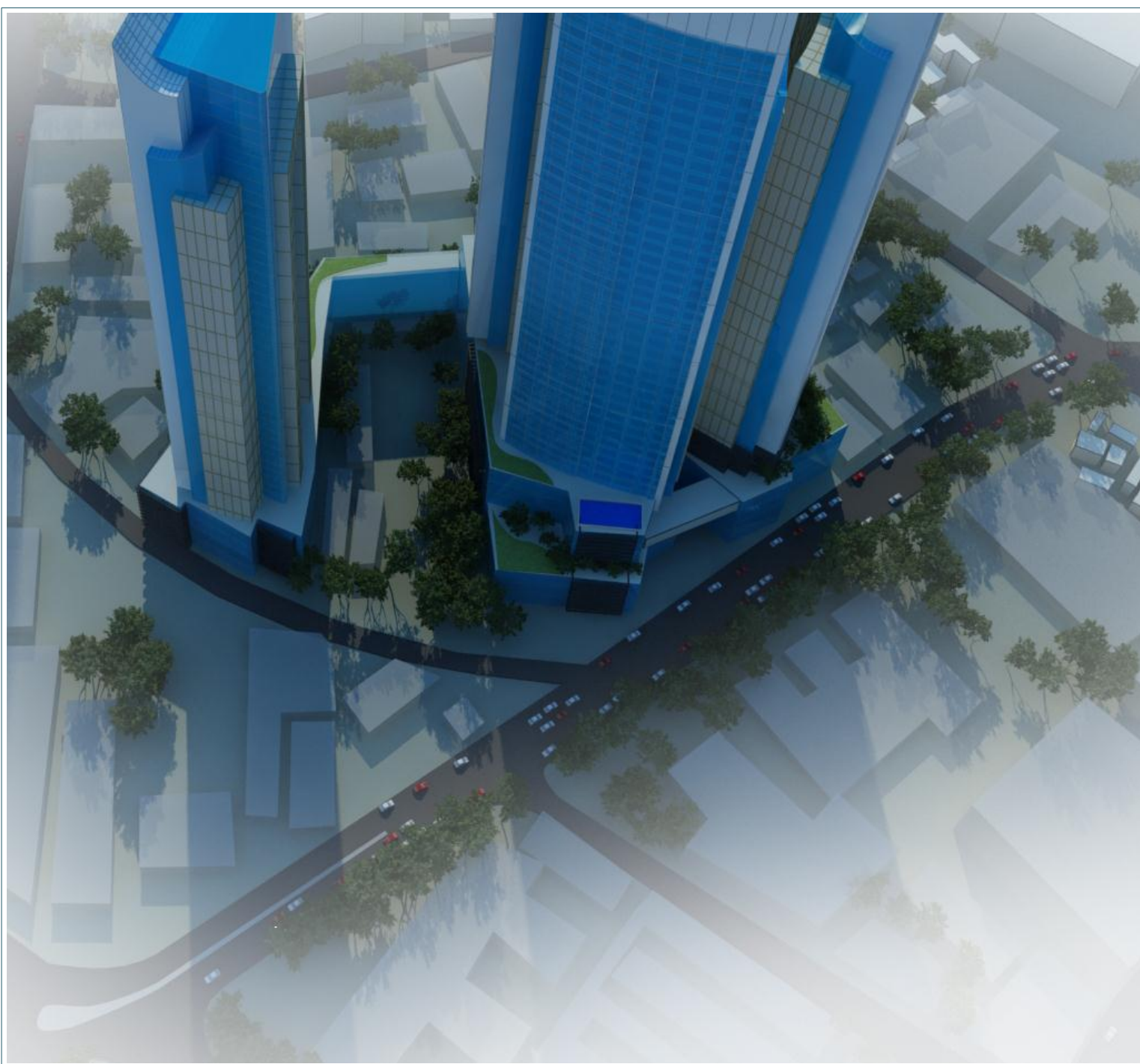
CONCEPTUAL DESIGN



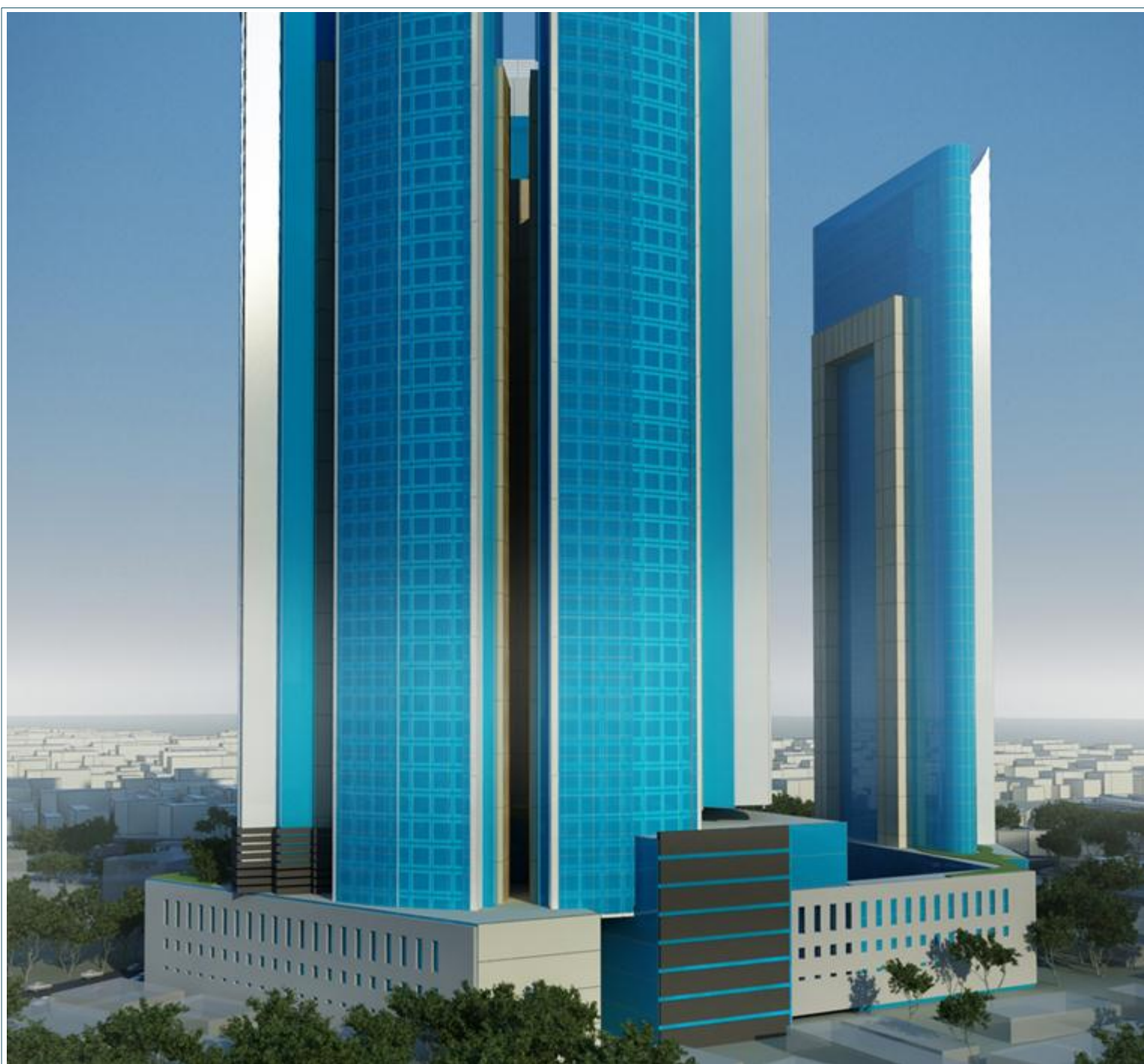
CONCEPTUAL DESIGN



CONCEPTUAL DESIGN



CONCEPTUAL
DESIGN



... Thank You ...