



Urban Development Authority  
Ministry of Transport, Highways & Urban Development



# REAL ESTATE INVESTMENT OPPORTUNITIES

SRI LANKA



## THE URBAN DEVELOPMENT AUTHORITY

The Urban Development Authority (UDA) was established under the Law No. 41 of 1978 to promote integrated planning and implementation of economic, social and physical development of certain areas declared as urban development areas.

At present, the Urban Development Authority is committed to achieve the vision, 'Towards a Planned, Sustained and Adored Urbanization' and the mission to 'Promote integrated planning and implementation for the economic, social, environmental and physical development of the declared Urban Development Areas.

# WHY INVEST IN UDA PROPERTIES

Long term land lease with Government Authentication

Government assured Tenure Security

Prime Location & Premium Market Value

Provisions of required basic infrastructure facilities

Mortgage and assignment of leasehold rights

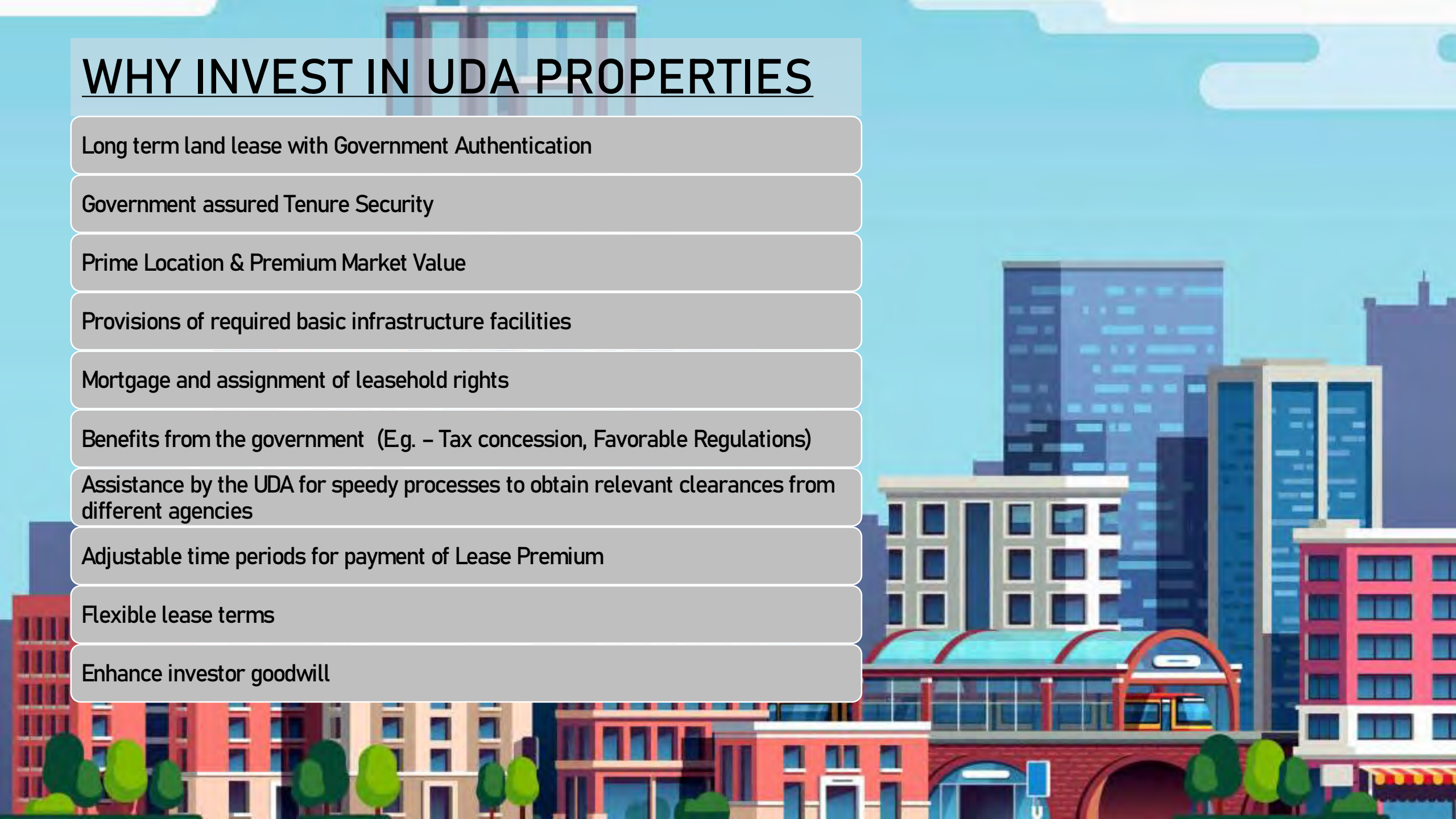
Benefits from the government (E.g. – Tax concession, Favorable Regulations)

Assistance by the UDA for speedy processes to obtain relevant clearances from different agencies

Adjustable time periods for payment of Lease Premium

Flexible lease terms

Enhance investor goodwill



# REAL ESTATE INVESTMENT MODELS

## REAL ESTATE INVESTMENT MODELS

Competitive Proposals

Direct Proposals

(Through Board of Sri Lanka, Sri Lanka)

Land Lease Agreements  
30 to 99 Years

Long Terms Management  
Contracts

PPP Models

# DIRECT ALLOCATION PROCEDURE (THROUGH BOI)

Step	Action
1.	Receiving of the Request/letter/Expression of Interest (EOI) of intention from the prospective investor for development of land/s under BOI approved projects.
2.	Acknowledging the Investor and providing the “Investor’s information form”, and copy of Standard Memorandum of Understanding (MOU) to be signed by and between UDA and the Investor.
3.	Submission of the duly completed “investor’s information form” to the UDA within 7 days from the date of acknowledgement letter, along with the consent to the terms and conditions of the MOU.
4.	Basic evaluation by the UDA in order to identify the investor’s eligibility to proceed the selected land for proposed development and request to sign MOU.
5(a)	Signing of MOU by and between the UDA and the project proponent for 6 months period.
5(b)	Payment of <b>Processing Fee</b> by the project proponent to the UDA. (USD 10,000 or 0.5% of lease premium determined by Government Chief Valuer (GCV) whichever is higher exclusive of taxes)
5(c)	Issuing of template of <b>Preliminary Investment Proposal (PIP)</b> document to prospective investor by the UDA
6.	Submission of completed set of Investment Proposal duly signed by the investor to the UDA within 01 month from the date of MOU along with <b>BOI registration under the section 16 or Section 17 of the BOI Law.</b>
7.	Evaluation of the PIP by Standing Project Committee (SPC) and forward the same to the decision of the Standing Cabinet Appointed Negotiating Committee (SCANC).
8(a)	Submission of the SCANC decision to the Board of Management (BOM) of the UDA and obtain the approval to allocate the land.
8(b)	Obtaining approval of the Cabinet of Ministers for the project proposal approved by the SCANC
9.	Obtaining approval under Section 18(1) of the UDA Law No. 41 of 1978 and issuing the LOI requesting to settle the 25% of the lease premium and other applicable charges as initial payment. The processing fee will be set off from the 25% of the lease premium of initial payment.
10.	Balance 75% of the lease premium to be paid within 03 months from the date of the initial payment or prior to execution of the lease agreement, whichever occurs earlier.
11.	Execution of the lease agreement
12.	Handing over the physical possession of the land to the developer to commence the construction works within project period
13.	Monitoring the construction works within project period by the UDA

# PAYMENT TERMS UNDER THE COMPETITIVE PROCUREMENT PROCEDURE

## Option 1

- a) The 25% of the offered amount for the land together with VAT and other applicable taxes should be paid within 30 days from the date of intimation of award in writing.
- b) The balance 75% of the offered amount together with VAT and other applicable taxes should be paid within 03 months from the date of initial payment (25% of the offered amount) or on or before the execution of the lease agreement whichever is occurred earlier.
- c) The annual nominal ground rental, as determined by the Government Chief Valuer should be paid during the lease period with VAT and all the other applicable taxes, which will be increased by 25% from the previous rent in every 05 years.

## Option 2

- a) The offered 25% amount for the land together with VAT and other applicable taxes should be paid within 30 days from the date of intimation of award in writing.
- b) The offered annual installment together with VAT and other applicable taxes should be paid annually over a maximum period of ten (10) years from the date of the initial payment under the installment plan selected by the bidder.
- c) The annual nominal ground rental, as determined by the Government Chief Valuer should be paid during the lease period with VAT and all the other applicable taxes, which will be increased by 25% from the previous rent in every 05 years.

# Real Estate Investment Opportunities

No	Project	District	Extent (Ha)	Development	Month and Year in which Investment Proposals will be Invited
01.	Charmers Granaries Land at Colombo Fort	Colombo	3.9	Mixed Development	May, 2026
02.	Asst Nos.105 & 109, D R Wijewardene MW, Colombo 10	Colombo	1.2	High Rise Mixed Development	September, 2026
03.	Asst 56, D R Wijewardene MW, Colombo 10	Colombo	0.4	High Rise Mixed Development	September, 2026
04.	Asst 70, D R Wijewardene MW, Colombo 10	Colombo	0.5	High Rise Mixed Development	September, 2026
05.	Land at Sir Chittampalam A Gardiner Mawatha, Colombo 02	Colombo	2.36	Mixed Development	June, 2026
06.	Land at Baladaksha Mawatha, Colombo 03	Colombo	0.42	Mixed Development	June, 2026
07.	Land at Chatham Street, Colombo Fort	Colombo	0.24	Mixed Development	June, 2026
08.	Land at Perahara Mawatha, Colombo 03	Colombo	0.26	Mixed Development	May, 2026
09.	Land at Colombo 09 (Dematagoda)	Colombo	1.4	High Rise Mixed Development	April, 2026
10.	Land at Battaramulla Town Center	Colombo	1.3	High Rise Mixed Development	March, 2027
11.	Frolic Island Projects at Battaramulla	Colombo	0.9266	Entrance Development	July, 2026
			0.6377	Lawn Ball Ground & Skating Track	
			0.8489	Go kart track & Natural wetland area	
			2.0659	Horse Riding Tracks	
			0.2992	Amusement Park Development	
			0.1656		
			0.2066		
			0.0496		
			0.2923		

# Real Estate Investment Opportunities

No	Project	District	Extent (Ha)	Development	Month and Year in which Investment Proposals will be Invited
12.	Welikada Prison Land at Borella	Colombo	16.4436	International Education Village	June, 2027
13.	Small and Medium Sized Enterprises (SME) Industrial Park Development Project at Millewawatta, Padukka	Colombo	18.78	Small and Medium Sized Enterprises (SME) Industrial Park	June, 2027
14.	Industrial Park Development Project at Millewawatta, Horana	Kalutara	46.97	Industrial Development	June, 2027
15.	Part of Agriculture land at Narahenpita	Colombo	1.5268	Health Related Activities	January, 2029
16.	Expert City Phase III Development at Trace City, Maradana	Colombo	0.5	IT based Mixed Development	September, 2026
17.	SEC Land at Peliyagoda	Gampaha	3.68	Commercial and warehouse	July, 2027
18.	Old Bogambara Prison Land at Kandy	Kandy	2.4	Promotion of Cultural & Tourism Activities	July, 2026
20.	Bogambara Mixed Development Project at Kandy	Kandy	1.4959	Mixed Development	March, 2027
21.	Theme Park Land, Nuwara Eliya	Nuwara Eliya	4.4213	Theme Park Development	June, 2026
22.	Land at Upper Lake Road, Nuwara Eliya	Nuwara Eliya	3.1065	Tourism & Recreational Development	March, 2027
23.	Land at Shirin Road, Nuwara Eliya	Nuwara Eliya	0.5156	Tourism & Mixed Development	March, 2027
24.	Logistic & Associated Development at Keliyapura, Hambantota	Hambantota	44.1	Logistic Facilities & Associated Developments	November, 2026
25.	Logistic & Associated Development at Siribopura, Hambantota	Hambantota	242.1	Logistic Facilities & Associated Developments	January, 2029
26.	Land situated near to Double Wewa, Hambantota	Hambantota	30.51	Commercial Agricultural Development	December, 2026
27.	Land at Kurunegala	Kurunegala	0.3655	Mixed Development	March, 2027
28.	KKS Land at Jaffna	Jaffna	12.04	Mixed Development	March, 2028

# Charmers Granaries Land at Colombo Fort

- Located in the heart of Colombo Fort, the Charmers Granaries land offers a unique opportunity to create a landmark development within the city's premier commercial and financial district. Surrounded by heritage landmarks, modern office spaces, and vibrant retail and leisure destinations, the site benefits from excellent connectivity and high visibility.
- Its strategic positioning near key transport links and the Colombo Port enhances its appeal for both local and international investors. Ideal for a world-class mixed-use development, this property provides the perfect setting to introduce innovative, sustainable, and high-impact projects in one of Colombo's most prestigious and rapidly evolving urban locations.



Extent	09A 02R 31.75P 3.9Ha 39,000 m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Base Value	USD 81.19 Mn Euro 68.54 Mn
Expected Minimum Investment Value	USD 405.97 Mn Euro 342.70 Mn
Development Zone	Concentrated Mixed Development Zone
Permissible Development Activities	Residential, Health, Office & Institution, Commercial, Education, Tourism, Recreational
Proposed Development as per the PPC	Mixed Development
Floor Area Ratio	Unlimited
Plot Coverage	50%
Month and Year in which Investment Proposals will be Invited	May, 2026

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Lands at the Beira Lakefront (Colombo 10)

- Situated along the scenic waterfront of Beira Lake in Colombo, these prime land parcels offer a compelling opportunity to create a signature high-rise mixed-use development within a rapidly transforming urban precinct. The location combines serene lakefront views with immediate access to the city's commercial, residential, and cultural hubs, creating an ideal setting for a vibrant, people-centric destination.
- With strong potential for integrated living, business, and leisure spaces, the site invites visionary investors to deliver an iconic development that enhances Colombo's skyline while capitalizing on the city's growing appeal as a regional investment and lifestyle destination.



Lands	01 : Asst Nos.105 & 109, D R Wijewardene MW, Colombo 10	02 : Asst 56, D R Wijewardene MW, Colombo 10	03 : Asst 70, D R Wijewardene MW, Colombo 10
Extent	03A 00R 5.40P 1.2Ha 12,200m <sup>2</sup>	01A 0R 08.8P 0.4Ha 4,200m <sup>2</sup>	01A 1R 19.80P 0.5Ha 5,500m <sup>2</sup>
Base Value	USD 17.94 Mn Euro 15.14 Mn	USD 7.65 Mn Euro 6.46 Mn	USD 9.70 Mn Euro 8.18 Mn
Expected Minimum Investment Value	USD 125.5 Mn Euro 105.9 Mn	USD 53.5 Mn Euro 45.2 Mn	USD 68 Mn Euro 57.2 Mn
Development Plan	Beira Lake Intervention Area Guide Plan (2022 -2031)		
Development Zone	Mixed Development Zone		
Permissible Development Activities	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational Institutions		
Proposed Development	High Rise Mixed Development		
Floor Area Ratio	Unlimited		
Plot Coverage	50% - 65%		
Month and Year in which Investment Proposals will be Invited	September, 2026		

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# Land at Sir Chittampalam A Gardiner Mawatha, Colombo 02

- Positioned along the prestigious Sir Chittampalam A Gardiner Mawatha in the heart of Colombo, this prime land parcel presents a rare opportunity for a landmark high-rise mixed development. Surrounded by key commercial, financial, and lifestyle destinations, the location offers exceptional connectivity, strong visibility, and a vibrant urban setting.
- Ideal for a world-class blend of residential, retail, office, and leisure components, the site is perfectly suited to meet the growing demand of a dynamic city. This investment promises long-term value, high returns, and the potential to redefine Colombo's skyline with a signature development.
- The project aims to maximize the potential of prime urban land while promoting sustainable and modern urban development. It is expected to strengthen the urban image of Colombo 02, create employment opportunities, and generate stable long-term investment returns.



Extent	5A 3R 13.10P	2.36Ha	23,600m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance		
Lease Period	99 Years		
Base Value	USD 47.43 Mn	Euro 40.04 Mn (To be revised)	
Expected Minimum Investment Value	USD 118.30 Mn	Euro 99.86 Mn	
Development Zone	Concentrated Mixed Development Zone		
Permissible Development Activities	Residential, Health, Office & Institution, Commercial, Education, Customer Care Services, Tourism, Social Service & Religious, Industry, Recreational.		
Proposed Development	Mixed Development		
Floor Area Ratio	Unlimited		
Plot Coverage	50%		
Month and Year in which Investment Proposals will be Invited	June, 2026		

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# Land at Baladaksha Mawatha, Colombo 03

- Strategically located along Baladaksha Mawatha in the prime urban precinct of Colombo, this exceptional land parcel offers a compelling opportunity for a landmark high-rise mixed development. Surrounded by upscale commercial, residential, and hospitality establishments, the site benefits from strong connectivity and a thriving metropolitan environment.
- Its positioning within a rapidly evolving cityscape makes it ideal for an integrated development combining modern living, business, retail, and leisure. With increasing demand for premium urban spaces, this property presents investors with significant potential for value creation, sustainable growth, and a distinctive presence in Colombo's skyline.



Extent	01A 00R 06.50P 0.42Ha 4,200m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Base Value	USD 10.67 Mn Euro 9.01 Mn (To be revised)
Expected Minimum Investment Value	USD 53.38 Mn Euro 45.06 Mn
Development Zone	Concentrated Mixed Development
Permissible Development Activities	Office, Financial Institution, Residential, Restaurants, Commercial Activities, Public Parking, Public Open Space
Proposed Development	Mixed Development
Plot Coverage	50% Tower
No. of Floors	Maximum Height 100m
Month and Year in which Investment Proposals will be Invited	June, 2026

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# Land at Chatham Street, Colombo Fort

- The Mixed Development at Chatham Street is a transformative urban project in the heart of Colombo's premier commercial hub. Blending modern architecture with rich heritage, it offers luxury residences, premium office spaces, upscale retail, and a boutique hotel or serviced apartments. Designed with sustainability in mind, the project integrates green rooftops, energy-efficient systems, and vibrant public spaces.
- Its prime location near Colombo Harbour and Pettah Market ensures excellent connectivity. This landmark development will enhance urban living, attract global investment, and contribute significantly to Colombo's economic and social growth.

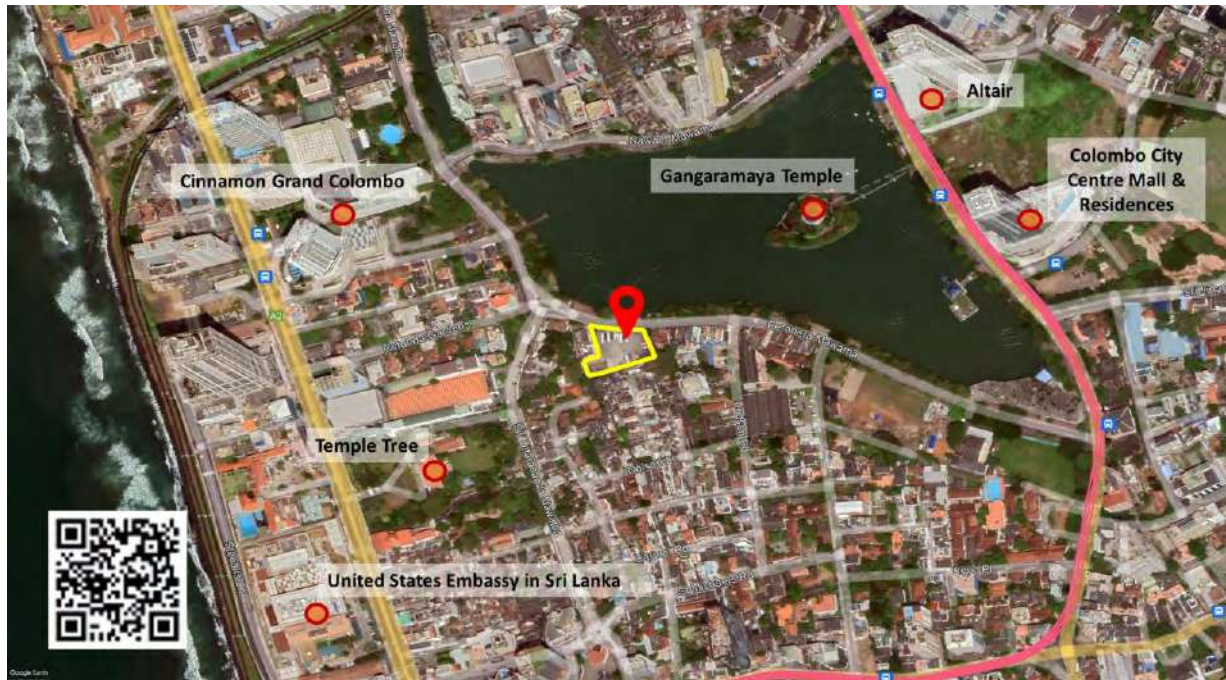
Extent	00A 02R 14.7P 0.24Ha 2,400m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Base Value	USD 5.7 Mn Euro 9.01 Mn
Expected Minimum Investment Value	USD 28.5Mnn Euro 24.09
Development Zone	Concentrated Mixed Development Zone
Permissible Development Activities	Residential, Health, Office & Institution, Commercial, Education, Tourism, Recreational.
Proposed Development	Mixed Development
Floor Area Ratio	1:12
Plot Coverage	50%
Month and Year in which Investment Proposals will be Invited	June, 2026



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# Land at Perahara Mawatha, Colombo 03

- Located in the prestigious Colombo 03 precinct at Perahera Mawatha offers a rare opportunity to develop in one of the city's most sought-after urban neighborhoods. Surrounded by upscale residential areas, leading commercial establishments, and lifestyle destinations, the site enjoys excellent connectivity and strong market demand.
- Its prime setting makes it ideal for a Mixed development that seamlessly integrates modern living, business, and leisure. With Colombo's continued urban growth and increasing investor confidence, this property presents an exceptional opportunity to create a distinctive, high-value development in a vibrant and prestigious city location.



Extent	00A 02R 23.1P 0.26Ha 2,600m <sup>2</sup>
Ownership	Vested with the UDA under Section 151) of the UDA Act
Lease Period	99 Years
Base Value	USD 3.78 Mn Euro 3.2 Mn
Expected Minimum Investment Value (Rs. Mn.)	USD 21.2 Mn Euro 18.0 Mn
Development Zone	High Density Concentrated Mixed Development Zone
Permissible Development Activities	Residential, Health, Office & Institution, Commercial, Education, Tourism, Recreational
Proposed Development	Mixed Development
Floor Area Ratio	1:12
Plot Coverage	Podium Level -65%, Tower Level - 50%
Month and Year in which Investment Proposals will be Invited	May, 2026

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# Land at Colombo 09 (Dematagoda)

- Located in the rapidly evolving urban corridor of Colombo 09, Dematagoda offers a strategic setting for a dynamic high-rise mixed-use development. Positioned at a key transport intersection with excellent connectivity to the city center, port, and emerging commercial corridors, the area is rapidly transforming into a vibrant urban node.
- Surrounded by residential neighborhoods, industrial zones, and new developments, the location is ideal for integrating living, business, and lifestyle spaces. This site presents a valuable opportunity for investors to capitalize on urban expansion and deliver a modern, high-impact development in a well-connected and evolving part of Colombo.

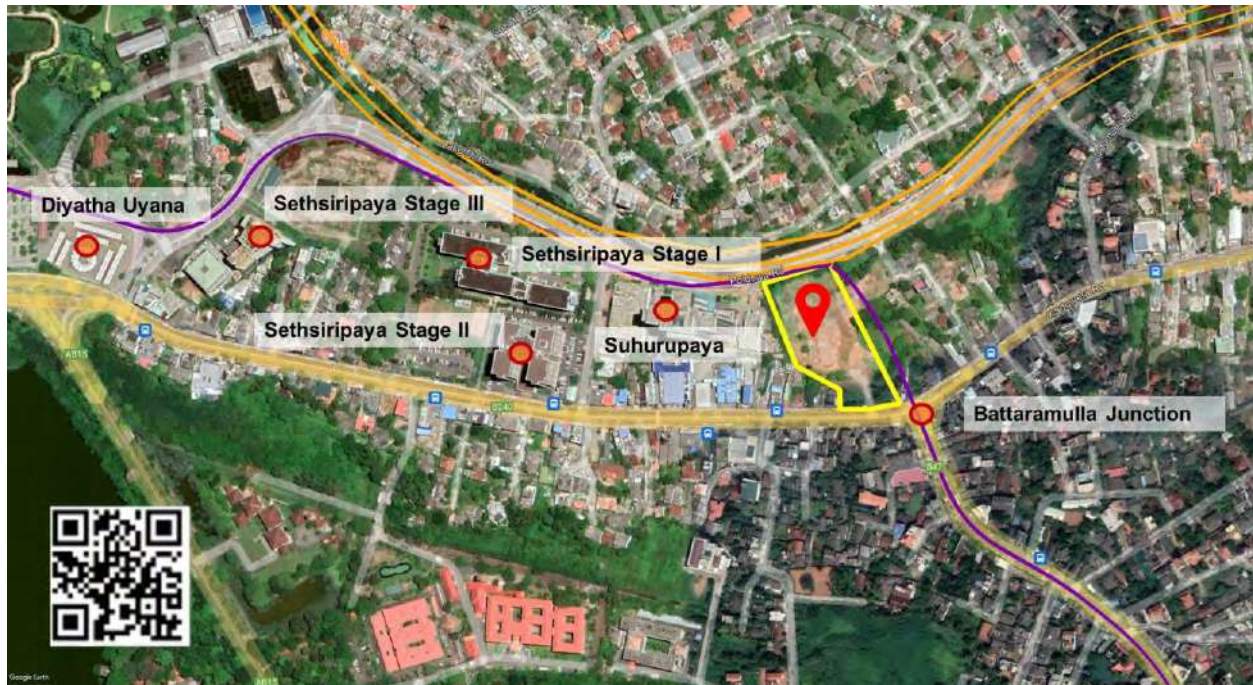


Extent	03A 02R 24.5P 1.4Ha 14,700m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Base Value	USD 9.97 Mn Euro 8.41 Mn
Expected Minimum Investment Value	USD 93.97 Mn Euro 79.32 Mn
Development Zone	Commercial zone
Permissible Development Activities	Residential, Commercial, Office, City Hotels, Star Class Hotels, Restaurants, Banquet Halls
Proposed Development	High Rise Mixed Development
Floor Area Ratio	Unlimited
Plot Coverage	50%
Year of Inviting Investment Proposals	April, 2026

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# Land at Battaramulla Town Center

- Positioned in the administrative capital of Battaramulla, this prime town centre land offers a compelling opportunity for a landmark mixed-use development under a Public-Private Partnership model. Surrounded by key government institutions, commercial establishments, and a growing residential catchment, the site benefits from high visibility and strong demand for integrated urban spaces.
- Ideal for a blend of retail, office, residential, and lifestyle components, the location supports a vibrant, future-ready development. This is a rare opportunity for investors to collaborate on a signature project that shapes the evolving urban landscape while ensuring sustainable and long-term returns.



Extent	03A 01R 27.55P	1.3Ha	13,000m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance and Section 44 of Land Acquisition Act.		
Lease Period	99 Years		
Base Value	USD 10.61 Mn	Euro 9.00 Mn	
Expected Minimum Investment Value	USD 28.21 Mn	Euro 23.82 Mn	
Development Zone	Institutional Zone		
Permissible Development Activities	Commercial, Residential and Office Spaces		
Proposed Development	High -Rise Mixed Development		
Floor Area Ratio	Unlimited		
Plot Coverage	60%		
Month and Year in which Investment Proposals will be Invited	March, 2027		

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# Frolic Island Projects at Battaramulla

- The Sri Lanka Land Development Corporation has successfully implemented the Colombo Metropolitan Flood Prevention Development Project, encompassing the wetland areas surrounding the Diyawanna Oya in Battaramulla. As part of this initiative, comprehensive drainage improvements have been completed in the vicinity of Waters Edge Hotel, enhancing flood resilience and environmental sustainability.
- Building on these developments, the Urban Development Authority has proposed the “Frolic Island Recreational Hub,” utilizing adjacent lands to create a vibrant public leisure destination, formally incorporated into the Kaduwela Urban Development Plan in 2024.



# Frolic Island Projects at Battaramulla

Land	1	2	3	4	5				
Extent (Hec)	0.9266	0.6377	0.8489	2.0659	0.2992	0.1656	0.2066	0.0496	0.2923
Proposed Development	Entrance Development	Lawn Ball Ground & Skating Track	Go kart track & Natural wetland area	Horse Riding Track	Amusement Park Development				
Permissible Development Activities	Entrance Gateway design, Parking, Electric Vehicle service , Eco friendly restaurant resting area, sating areas, sanitary facilities, and associated activities	Auditorium, restaurant, sanitary facilities, changing room and associated activities	Office, resting rooms, restaurants, sanitary facilities, Auditorium and associated activities	Horse hiding auditorium, sanitary facilities and associated activities	Structural water recreational development, water recreayion activities, parking and associated activities				
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance and Section 44 of Land Acquisition Act								
Lease Period	10 years								
Month and Year in which Investment Proposals will be Invited	July, 2026								

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# Welikada Prison Land at Borella

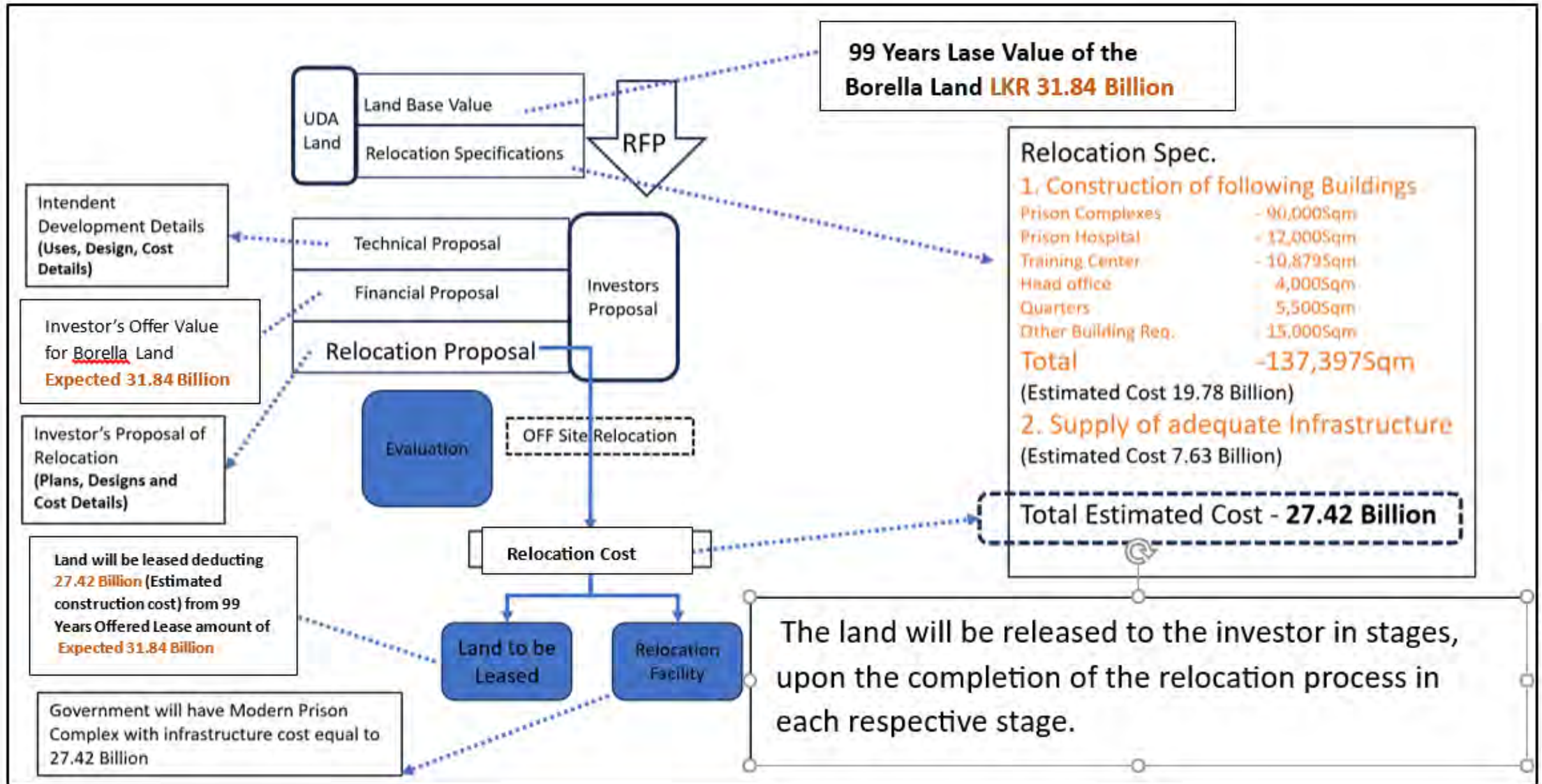


- Located within the well-connected urban precinct of Borella in Colombo, the Welikada Prison site presents a unique opportunity for a transformative International Education Village. Positioned in a central and accessible location, the development envisions a dynamic hub for global learning, research, and innovation. Designed to accommodate international universities, student residences, and modern academic facilities, the project aims to attract both local and foreign institutions.
- With strong connectivity and urban prominence, this landmark initiative offers investors the potential to shape a knowledge-driven ecosystem while contributing to Colombo's emergence as a regional education destination.

Extent	40.3 Acre    16.4436 Ha    164,436m <sup>2</sup>
Ownership	Vested with UDA under Section 6 (1) of State Land Ordinance
Base Value	USD 102.83 Mn Euro 86.80 Mn
Proposed Development	International Education Village
Types of Activities	Academic & Teaching Activities, Research & Innovation Activities, Student Support centers, Business & Commercial Activities etc
Development Zone	Commercial Zone
Month and Year in which Investment Proposals will be Invited	June, 2027

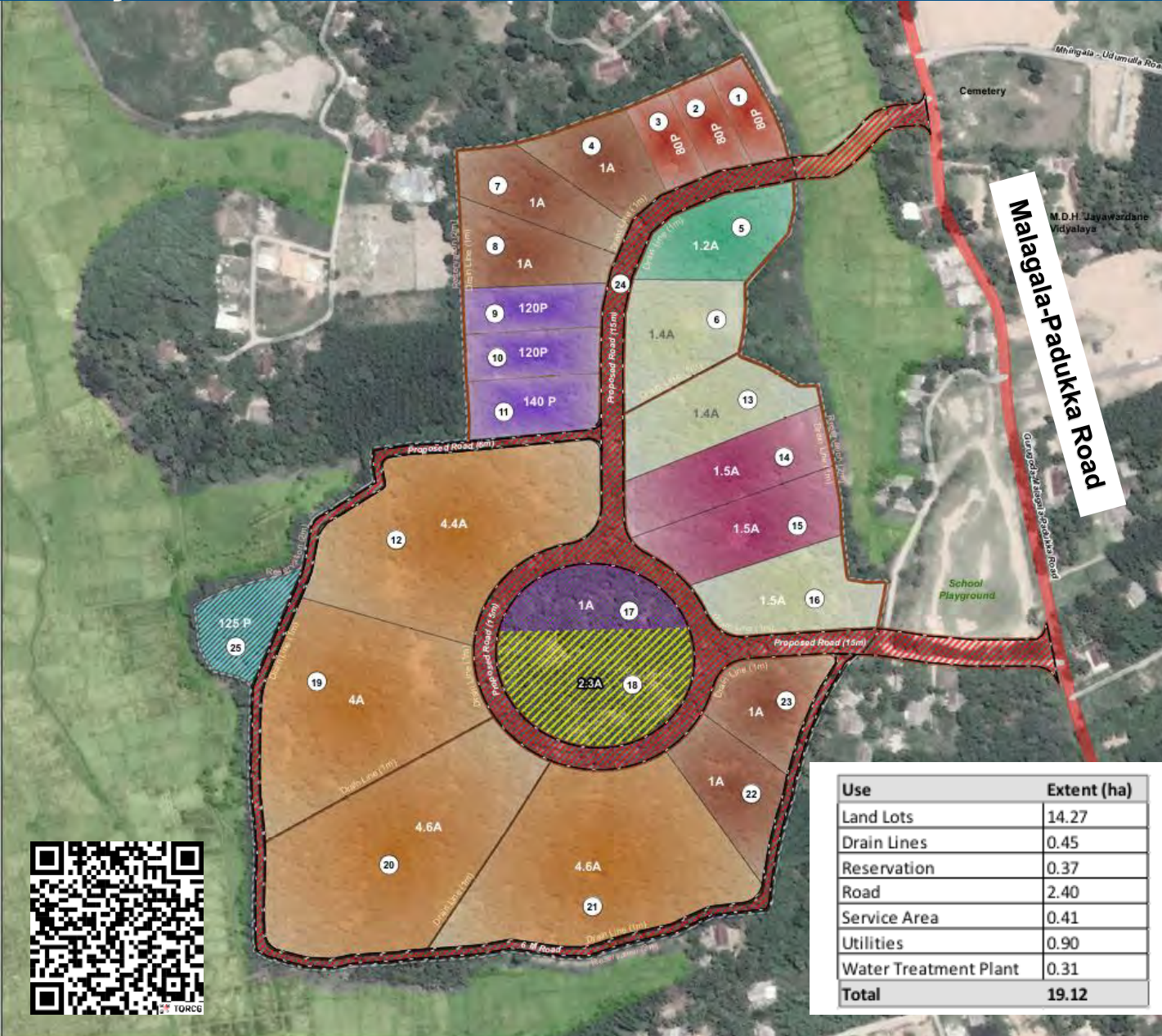


# Welikada Prison Land Relocation & Redevelopment in to International Education Village





# Small and Medium Sized Enterprises (SME) Industrial Park Development Project at Millewawatta, Padukka



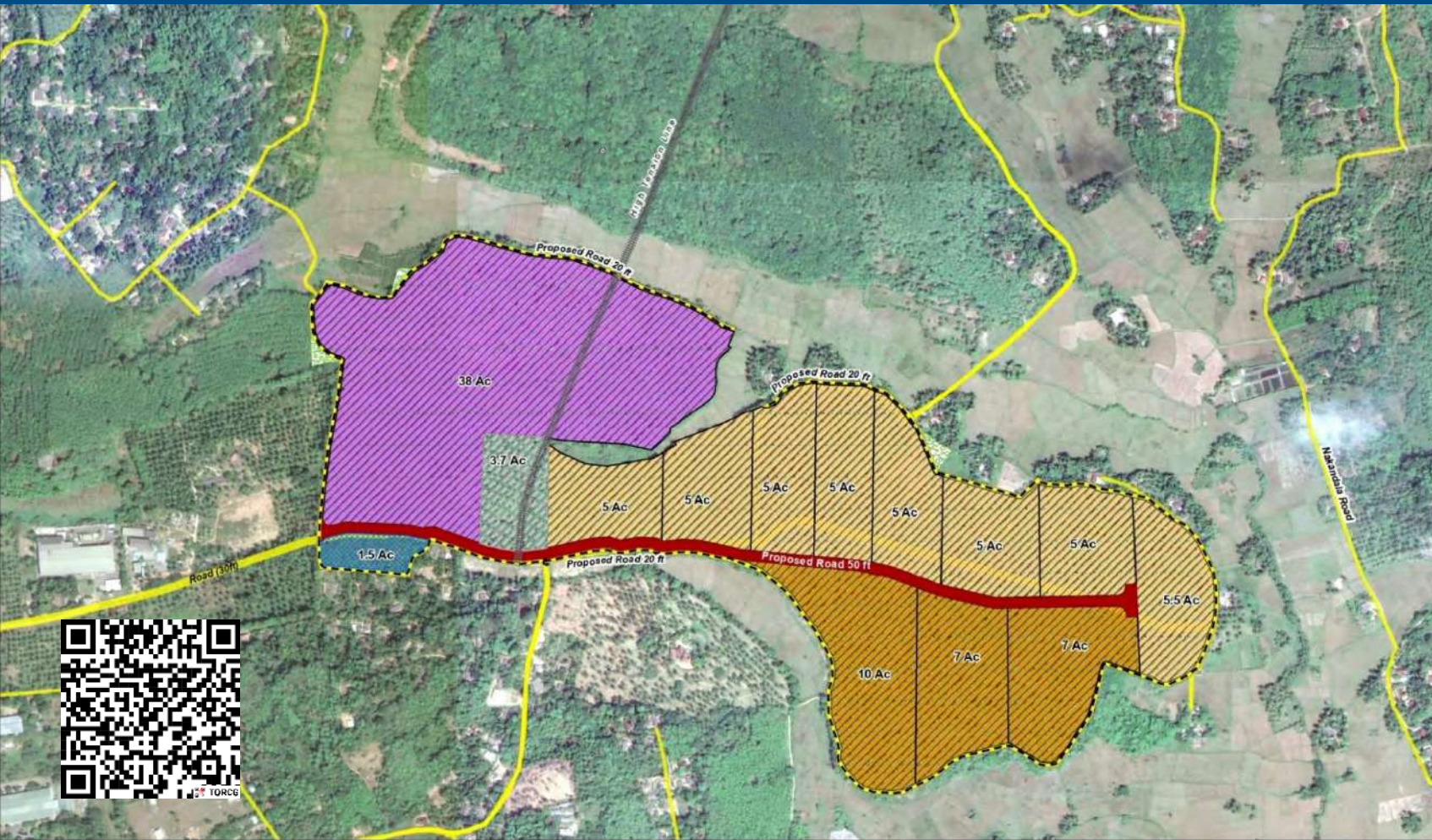
- Strategically located in Millewawatta within the rapidly developing industrial corridor of Padukka, this SME Industrial Park presents a compelling opportunity for investment and enterprise growth. Designed to support small and medium-scale industries, the project offers a well-planned environment for manufacturing, innovation, and value-added activities.
- Its proximity to key transport networks and access to the greater Colombo region enhances logistics efficiency and market reach. This development aims to foster entrepreneurship, generate employment, and create a dynamic industrial ecosystem, making it an attractive destination for both local and international investors seeking sustainable growth.

Extent	46A 01R 26.40P 18,783m <sup>2</sup>	18.78Ha
Lease Period	50 Years	
Development Zone	Special Development Zone	
Proposed Development	Small and Medium Scale Enterprises Development	
Month and Year in which Investment Proposals will be Invited	June, 2027	

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.



# Industrial Park Development Project at Millewawatta, Horana



Conceptual Layout Plan for the UDA Land Situated at Millewawatta (Plan No. 4726)

LEGEND		
Land Lot (38 Acres)	Commercial Activities	Proposed Road (50ft)
Land Lot (7-10 Acres)	Service Area	Proposed Road (20ft)
Land Lot (5- 6 Acres)	Landscaping Area	Existing Roads

Description	Extent ( Acres)
Land Lot ( 38 Acres)	38.00
Land Lots (5-6 Acres)	40.10
Land Lots (7-10 Acres)	23.38
Service Area	3.70
Commercial Activities	1.54
Landscaping Area	0.45
Proposed Road - 50ft	4.50
Proposed Road - 20ft	5.45
<b>Total</b>	<b>117.12</b>

**1:5,000**

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.

- Strategically positioned in Horana within the fast-growing industrial District of Kalutara, this Industrial Park Development offers a prime opportunity for large-scale investment. The location benefits from strong connectivity to major transport networks and seamless access to Colombo, ensuring efficient logistics and market reach.
- Envisioned as a modern industrial hub, the project supports diverse industries with potential for advanced manufacturing and value addition. With increasing demand for well-planned industrial zones, this development presents investors with long-term growth, scalability, and a strategic foothold in Sri Lanka's expanding industrial landscape.

Extent	116A 00R 10.40P 46.97Ha 46,972m <sup>2</sup>
Lease Period	50 Years
Development Zone	Special Development Zone
Proposed Development	Industrial Park Development
Month and Year in which Investment Proposals will be Invited	June, 2027

# Part of Agriculture land at Narahenpita

- The land situated at Kirimandala Mawatha, Narahenpita, is strategically located within a well-developed urban area in Colombo. The property has been allocated for a period of 50 years for the implementation of a health-related development project. Due to its central location and accessibility to major roads, hospitals, and public institutions, the site is highly suitable for healthcare services and associated facilities.
- The long-term allocation ensures sustainable planning, infrastructure development, and operational stability. This project is expected to enhance public health services, support community wellbeing, and contribute to the overall development of the Narahenpita area.

Extent	03A 03R 3.65P 1.5268Ha 15,268m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	50 Years
Base Value (Estimated)	USD 9.76 Euro 8.27
Development Zone	Residential Prominent Mixed Development Zone
Permissible Development Activities	Government Hospitals, Nursing homes & private hospitals, Medical centers, dispensary & animal clinic, Laboratory, pharmacy, sample collecting centers, Coro tine centers etc.
Proposed Development	Health Related activities
Month and Year in which Investment Proposals will be Invited	January, 2029



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# Expert City Phase III Development at Trace City, Maradana

- Situated in the vibrant urban hub of Trace City, the Expert City Phase III Development offers a landmark opportunity for visionary investors. Strategically connected to Colombo's commercial and transport networks, the site is ideally positioned to support a dynamic business ecosystem.
- Designed as a state-of-the-art IT and knowledge park, the project provides world-class office spaces, innovation hubs, and collaborative environments tailored for technology companies, startups, and research-driven enterprises. With modern infrastructure, sustainable design, and proximity to key urban amenities, this development promises high returns, long-term growth, and a transformative impact on Colombo's emerging knowledge economy.



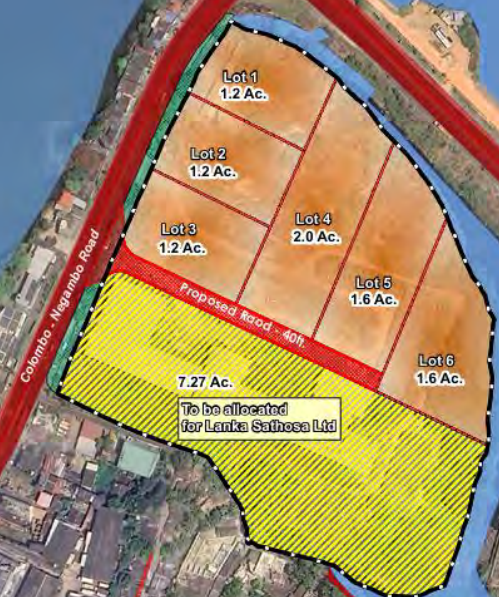
Extent	01A 01R 12.4P	0.5Ha	5,300m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance		
Lease Period	50 Years		
Base Value	USD 6 Mn	Euro 5 Mn	
Expected Minimum Investment Value	USD 31.8 Mn	Euro 27 Mn	
Development Zone	Concentrated Mix Development Zone		
Permissible Development Activities	Residential, Health, Office & Institution, Commercial, Education, Tourism, Recreational		
Proposed Development	IT based Mixed Development <i>Minimum of 51% of the total floor area should be IT Based Uses.</i>		
Floor Area Ratio	Unlimited		
Plot Coverage	60%		
Month and Year in which Investment Proposals will be Invited	September, 2026		

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.

# SEC Land at Peliyagoda

## Conceptual Layout Plan for the UDA Land Situated at Peliyagoda

(PP No. Gam 4036)



LEGEND	
	Land Lots
	Proposed Road 40ft
	Road Reservation
	Water Area

Description	Extent	
	Hectares	Acres
Land Lots (06)	3.56	8.80
Proposed Roads - 40ft.	0.24	0.59
Land to be allocated for Sathosa Ltd	2.95	7.29
<b>Total Area of the Land</b>	<b>6.75</b>	<b>16.68</b>

Real Estate Mgmt. & Dev. Division, UDA  
August, 2025

- Strategically located in Peliyagoda, this prime land presents a unique opportunity for a modern commercial and warehouse development. Situated near key transport corridors, including major highways and urban logistics networks, the site ensures seamless connectivity to Colombo and surrounding industrial hubs. Ideal for businesses seeking efficient storage, distribution, and commercial operations, the development promises high operational efficiency and scalability.
- With the region experiencing rapid economic growth and increasing demand for well-planned commercial spaces, this project offers investors an exceptional chance to capitalize on strategic positioning, long-term returns, and a pivotal role in Sri Lanka's expanding trade and logistics sector..

Extent	09A 00R 33.00P 3.68Ha 36826.4m <sup>2</sup>
Lease Period	99/50/30 Years
Development Zone	Mixed Development Zone
Proposed Development	Commercial and warehouse
Month and Year in which Investment Proposals will be Invited	July, 2027

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.

# Old Bogambara Prison Land at Kandy

- Positioned in the heart of Kandy, this iconic former prison site presents a rare and compelling investment opportunity blending heritage with modern urban transformation. Envisioned as a vibrant cultural and tourism destination, the property offers exceptional potential for adaptive reuse, including boutique hospitality, arts, events, and experiential retail.
- Surrounded by key city attractions and benefiting from strong visitor flows, the site is ideal for a landmark development that celebrates history while driving economic value. With its unique character and strategic location, this is a chance to create a signature destination of international appeal.



Extent	05A 03R 32.01P 2.4Ha 24,000m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Base Value (Estimated)	USD 24.83 Mn Euro 20.96 Mn
Development Plan	Kandy Municipal Council Area Development Plan 2021-2030
Development Zone	Utility Services Zone
Permissible Development Activities	Promotion of Cultural & Tourism Activities (Prison Building and the Premises has been Identified as action project of World Heritage Buildings conservation)
Month and Year in which Investment Proposals will be Invited	July, 2026

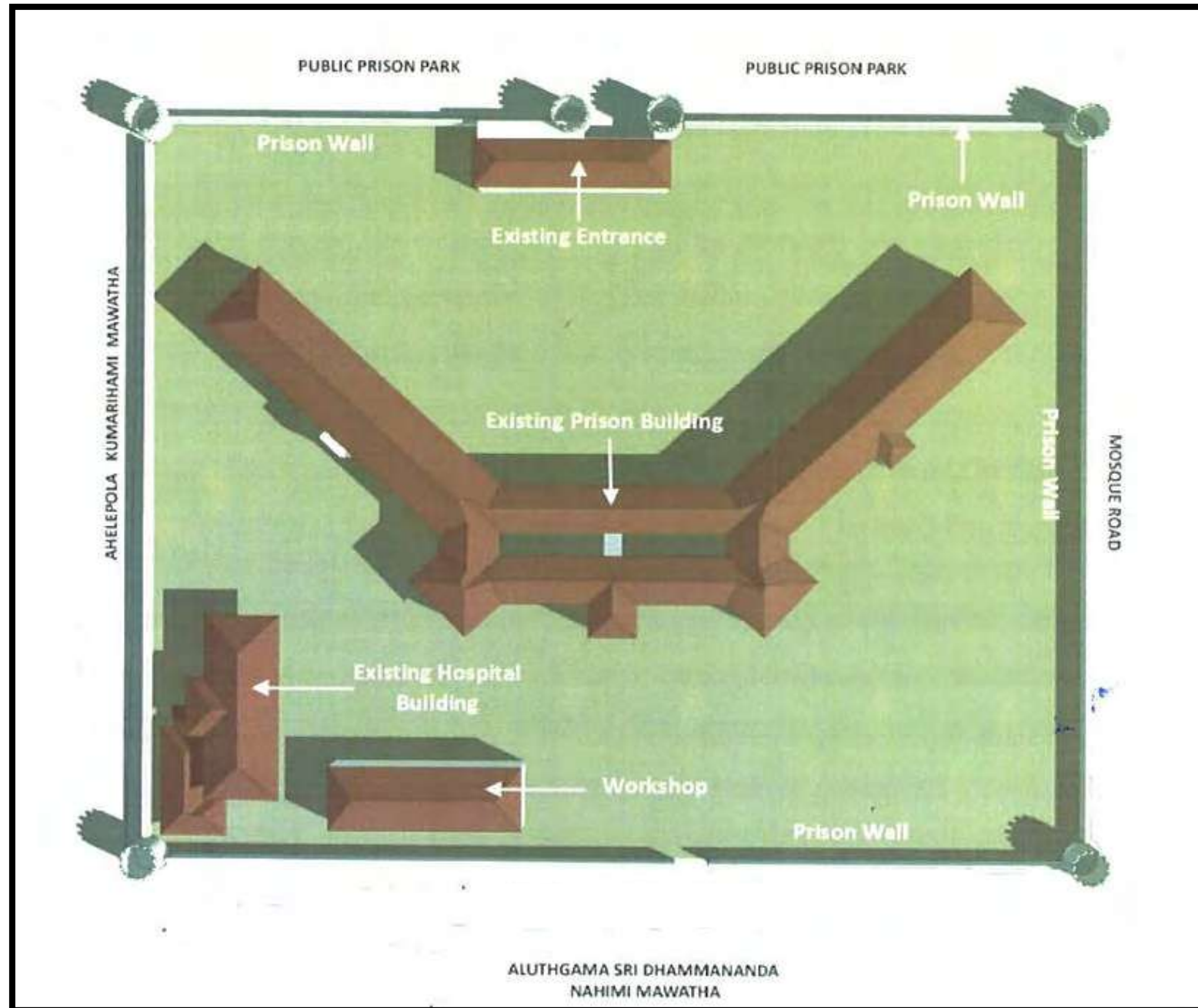
*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Old Bogambara Prison Land at Kandy



*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Old Bogambara Prison Land at Kandy



*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Bogambara Mixed Development Project at Kandy

- Located in the vibrant city centre of Kandy, the Bogambara land offers a prestigious opportunity for a transformative mixed-use development. Surrounded by cultural landmarks, commercial hubs, and a steady flow of local and international visitors, this prime site is ideal for creating a dynamic blend of retail, hospitality, residential, and leisure spaces.
- Its strategic positioning ensures strong connectivity and high visibility, making it perfectly suited for a landmark project that redefines urban living. This is a rare chance to develop a signature destination that seamlessly integrates heritage, lifestyle, and modern investment potential.

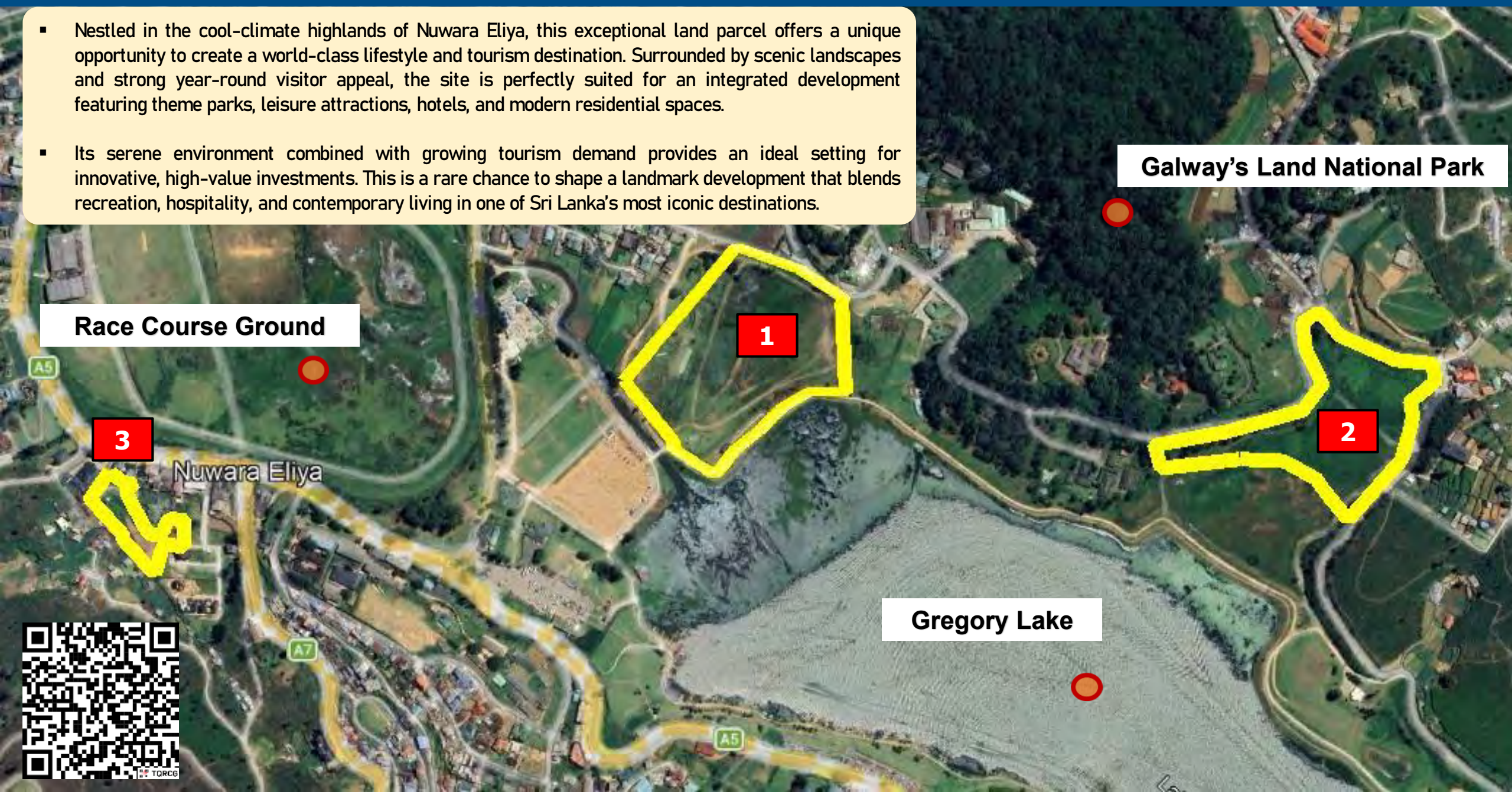


Extent	03A 02R 31.5P 1.4959Ha 14,959m <sup>2</sup>
Lease Period	99 Years
Base Value	USD 8.97 Mn Euro 7.61 Mn
Development Zone	Utility Services Zone
Permissible Development Activities	Commercial/Residential/ Health/ Educational/ Institutional/ Social Service/Tourism/Industries/Public and Recreational
Proposed Development	Mixed Development
No. of Floors	9 floors
Month and Year in which Investment Proposals will be Invited	March, 2027

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Lands at Nuwara Eliya

- Nestled in the cool-climate highlands of Nuwara Eliya, this exceptional land parcel offers a unique opportunity to create a world-class lifestyle and tourism destination. Surrounded by scenic landscapes and strong year-round visitor appeal, the site is perfectly suited for an integrated development featuring theme parks, leisure attractions, hotels, and modern residential spaces.
- Its serene environment combined with growing tourism demand provides an ideal setting for innovative, high-value investments. This is a rare chance to shape a landmark development that blends recreation, hospitality, and contemporary living in one of Sri Lanka's most iconic destinations.



**Race Course Ground**

**Galway's Land National Park**

**Gregory Lake**

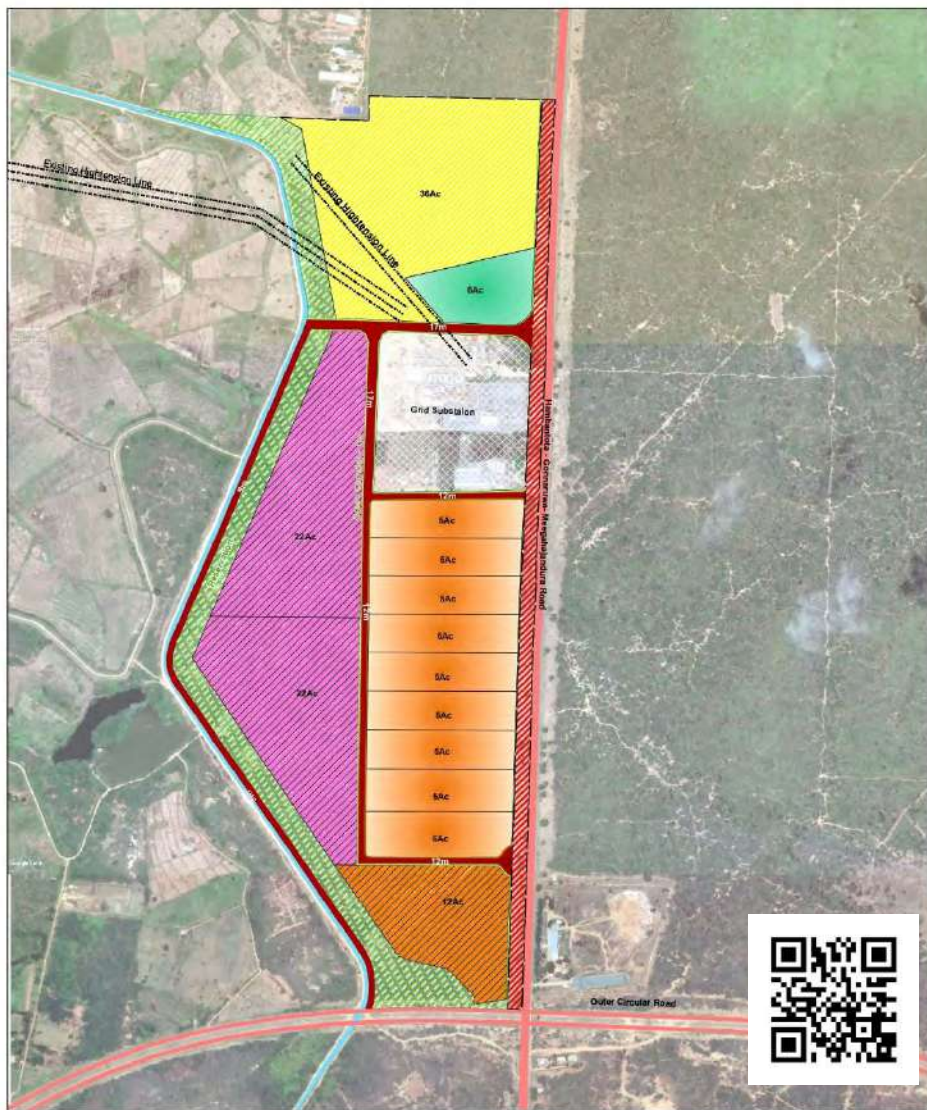


# Lands at Nuwara Eliya

Land	1 - Theme Park Land, Nuwara Eliya	2 - Land at Upper Lake Road, Nuwara Eliya	3 - Land at Shirin Road, Nuwara Eliya
Extent	10A-3R-28P      4.4213 Ha      44,213 m <sup>2</sup>	7A-2R-28.21P      3.1065 Ha      31,065 m <sup>2</sup>	1A-1R-3.87P      0.5156 Ha      5,156m <sup>2</sup>
Lease Period	50 Years	30 Years	99 Years
Base Value	USD 0.057 Mn Euro 0.048 Mn (To be revised)	USD 1.5 Mn Euro 1.25 Mn	To be obtained CV's Valuation
Development Zone	Entertainment Zone 01	Entertainment Zone 01	Tourism & Mixed Zone
Permissible Development Activities	Eco Friendly Restaurants, Camping, Small Food Court, Recreational Club , Park and Play ground and etc.	Ancillary facilities of sport and infrastructures . Construction will not allowed.	Hotels, Commercial Building, Housing Apartment
Proposed Development	Theme Park Development	Tourism & Recreational Development	Tourism & Mixed Development
Month and Year in which Investment Proposals will be Invited	June, 2026	March, 2027	March, 2027

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Logistic & Associated Development at Keliyapura, Hambantota



Conceptual Layout Plan  
**KELIYAPURA CARGO AND LOGISTIC AREA DEVELOPMENT PROJECT**

LEGEND		Description	Extent
Color/Pattern	Description		Area (Ac)
Orange	5Ac	Drainage Line (1m)	30.70
Green	6Ac	Green Corridor (1m-2m)	2.81
Yellow	12Ac	Existing Roads	5.49
Pink	22Ac	Proposed Roads	38.57
Yellow	Development Free Zone	Drainage Line	0.40
White	Grid Substation	Green Corridor	0.07
Red	Road to be Widened	Grid Substation	0.01
Red	Proposed Roads	Road to be Widened	4.51
		Proposed Roads	0.00
		<b>Total Extent</b>	<b>88.88</b>

- The UDA proposes to offer a strategically located land parcel in Hambantota, fronting the Hambantota-Gonnoruwa Main Road, on a long-term lease basis for economically viable and socially beneficial development. The site benefits from excellent accessibility and is supported by well-developed surrounding infrastructure, including wide access roads, electricity, and other essential utility services, enabling immediate project implementation.
- The land is designated for approved industrial, warehousing, logistics, and allied development projects to ensure the optimal and productive utilization of this prime asset and to achieve the intended economic and social outcomes.
- The proposed development is expected to promote sustainable urban growth, strengthen regional logistics and commercial activities, create employment opportunities, and contribute to long-term revenue generation and overall economic development in the Hambantota region.

Extent	108A 03R 37.85P 44.1Ha 441,000m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	50 Years
Base Value	To be obtained
Development Zone	Hambantota City Center Commercial Zone
Proposed Development	Logistic Facilities & Associated Developments
Month and Year in which Investment Proposals will be Invited	November, 2026

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.

# Logistic & Associated Development at Siribopura, Hambantota

- Strategically located near Hambantota International Port and Mattala Rajapaksa International Airport, this prime land offers exceptional potential as a logistics and industrial hub. It is situated within 10.5 km (approximately 15 minutes) of the Hambantota International Port and approximately 26 km (25 minutes) from the Mattala Rajapaksa International Airport. With seamless access to the Southern Expressway, the site ensures efficient connectivity to Colombo and key commercial regions.
- Ideal for warehousing, distribution, and value-added operations, the property supports scalable, phased development with long-term expansion capacity. Its strategic positioning within a rapidly emerging economic corridor presents investors with a secure, future-ready opportunity to establish a high-impact logistics platform in Sri Lanka's growing trade and transport network.

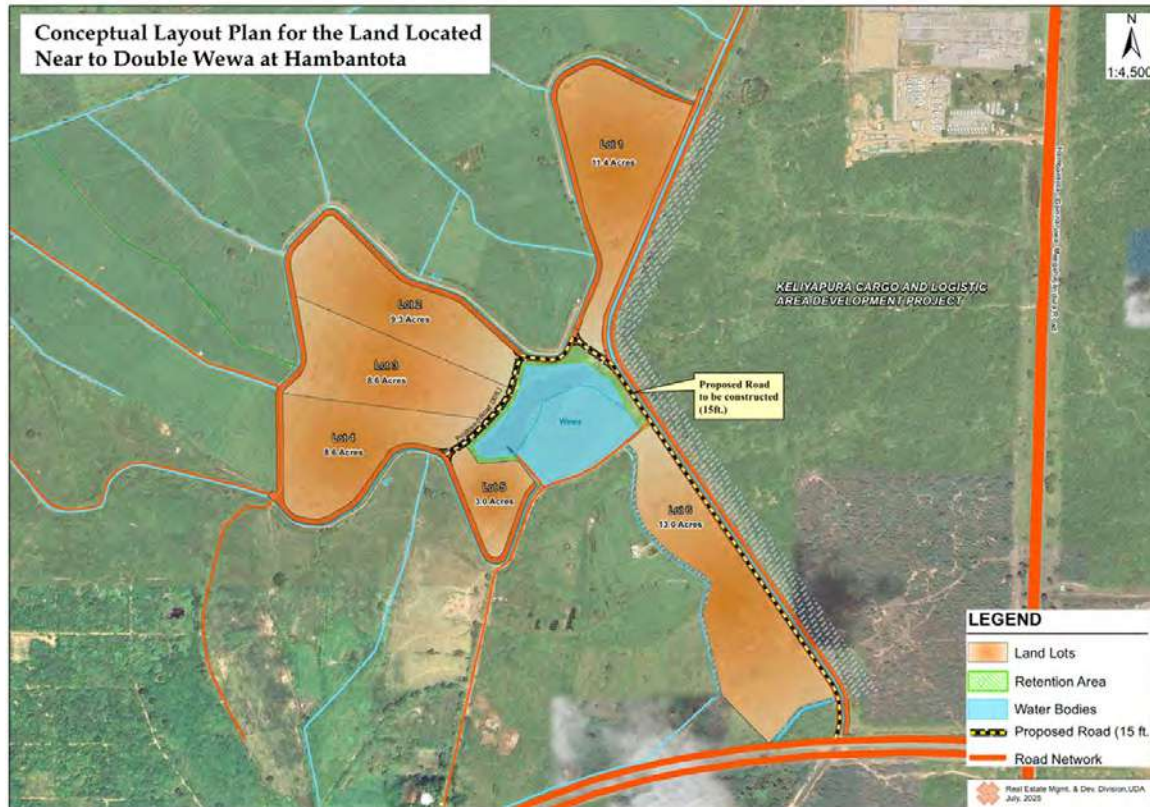


Extent	598A 01R 33.9P 242.1Ha 2,421,844m <sup>2</sup>
Lease Period	50 Years
Development Zone	Hambantota City Center Commercial Zone
Proposed Development	Logistic Facilities & Associated Developments
Month and Year in which Investment Proposals will be Invited	January, 2026

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Land situated near to Double Wewa, Hambantota

- Strategically positioned near Double Wewa in Hambantota, this land presents a compelling opportunity for forward-looking investors seeking to capitalize on the region's rapid transformation. Surrounded by emerging infrastructure and growing economic activity, the site is ideally suited for large-scale commercial agricultural development. Its proximity to key transport corridors and national-level investments enhances both accessibility and long-term value.
- The area's evolving landscape, driven by government-led initiatives, creates a favorable environment for sustainable agribusiness ventures. This is a rare opportunity to invest in a high-potential location poised to become a vital hub for modern, export-oriented agricultural production.



Extent	75A 01R 24.67P 30.51 Ha 305,100m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	30 Years
Development Zone	Central Business District
Permissible Development Activities	Residential, Health, Office and Institution, Commercial, Educational, Utility services, Tourism, Industrial, Logistic & Associated Development and others
Proposed Development	Commercial Agricultural Development
Month and Year in which Investment Proposals will be Invited	December, 2026

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# Land at Kurunegala

- The mixed development project at Mihindu Mawatha, Kurunegala is strategically located in the heart of Kurunegala. Positioned with convenient access to Colombo Road and close proximity to key landmarks such as Kurunegala Lake and Rantaliya (Elephant Rock), the site benefits from strong connectivity, established infrastructure, and high visibility.
- The development is envisioned as a modern, integrated complex combining residential apartments, retail outlets, office spaces, and recreational facilities within a single, well-planned environment. By creating a vibrant live-work-play destination, the Mihindu Mawatha mixed development aims to enhance the urban fabric of Kurunegala, stimulate local economic growth, and provide a dynamic, community-focused environment for residents and businesses alike.



Extent	00A 03R 24.55P 0.3655 Ha 3,655m <sup>2</sup>
Ownership	Vested with the UDA under Section 6(1) of the State Land Ordinance
Lease Period	99 Years
Development Zone	Mixed Development Zone 01
Permissible Development Activities	Residential, Health, Educational, Institutional, Commercial, Utility Services and Recreational
Proposed Development	Mixed Development
Month and Year in which Investment Proposals will be Invited	March, 2027

*Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.*

# KKS Land at Jaffna

- Located in the thriving city of Jaffna, the KKS Land presents a prime opportunity for strategic investment in northern Sri Lanka. Positioned in a rapidly developing urban and commercial hub, the site offers excellent connectivity to key transport routes, local markets, and regional economic centers.
- Ideal for a landmark mixed-use or commercial development, the land provides scope for modern residential, retail, office, or hospitality projects designed to meet growing local and international demand. With Jaffna emerging as a focal point for trade, education, and tourism, this investment promises high visibility, sustainable growth, and significant long-term returns for visionary investors.



Extent	29A 03R 0.2P 12.04Hb 120,400m <sup>2</sup>
Ownership	Under Vesting Process
Lease Period	50 Years
Base Value	USD 3.44 Mh      Euro 2.90 Mh
Investment Value	USD 17.18 Mh      Euro 14.50 Mh
Proposed Development	Mixed Development
Permissible Development Activities	Tourism, Education, Commercial, Residential, IT related activities, etc
Month and Year in which Investment Proposals will be Invited	March, 2028



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**The Government of Sri Lanka warmly invites you to explore strategic investment opportunities across Sri Lanka, offering a collaborative path to sustainable growth and shared success.**

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