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SRI LANKA TOURISM DEVELOPMENT AUTHORITY

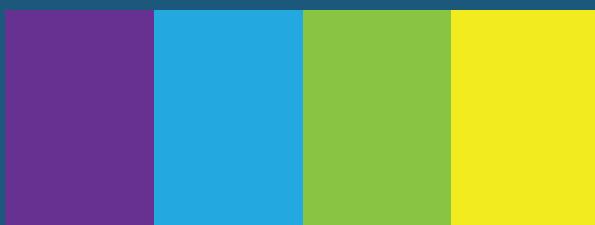
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ANNUAL REPORT | 2024

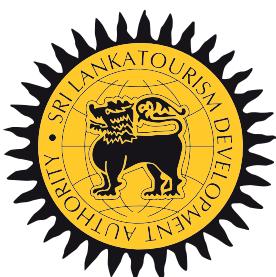


Sri Lanka

YOU'LL COME BACK FOR MORE



Sri Lanka
YOU'LL COME BACK FOR MORE



SRI LANKA TOURISM DEVELOPMENT AUTHORITY

ANNUAL REPORT 2024

SLTDA

is the official government institution tasked with regularising the tourism industry in the country, while establishing, positioning, and developing Sri Lanka as a leading destination for international visitors. SLTDA is responsible for tapping into Sri Lanka's natural potential to expand and enhance its tourism offering while benefiting investors and supporting communities, in a sustainable manner.

Annual Report - 2024

Publication

Sri Lanka Tourism Development Authority

Sri Lanka Tourism Development Authority

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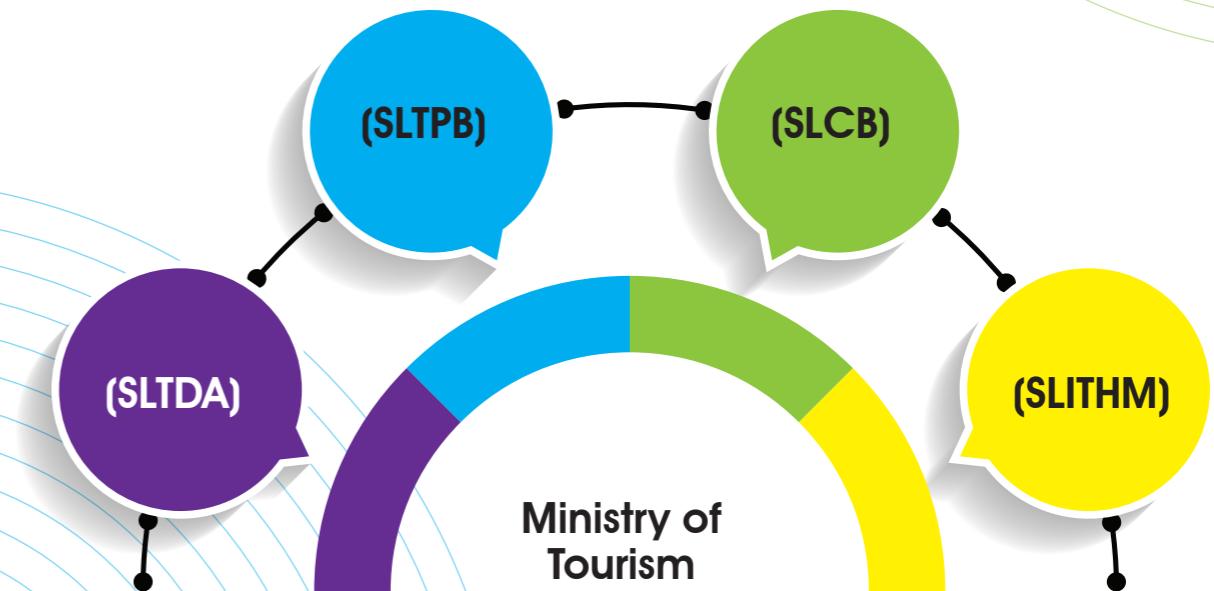
COVID - 19	-	Coronavirus Disease 2019
CSTP	-	Common Sewerage Treatment Plant
CAPEX	-	Capital expenditure
DPEC	-	Development Proposal Evaluation Committee
DWLC	-	Department of Wildlife Conservation
EL	-	Embarkation Levy
FHS	-	Future Hospitality Summits
ICT	-	Information Communication Technology
IPOP	-	USAID Indo-Pacific Opportunity Project
IRU	-	Investor Relations Unit
KTO	-	Korea Tourism Organization
LBMIS	-	Land Bank Management Information System
MoU	-	Memorandum of Understanding
NHR	-	National Holiday Resort
SLCB	-	Sri Lanka Convention Bureau
SLITHM	-	Sri Lanka Institute of Tourism and Hotel Management
SLTDA	-	Sri Lanka Tourism Development Authority
SLTPB	-	Sri Lanka Tourism Promotion Bureau
SME	-	Small and Medium Enterprises
TDL	-	Tourism Development Levy
TDMP	-	Tourism Development Master Plan
TSA	-	Tourism Satellite Accounts
UDA	-	Urban Development Authority
UNWTO	-	World Tourism Organization



1 The Backbone of Tourism: Sri Lanka's Key Players

Sri Lanka has a dedicated Ministry of Tourism, led by a Cabinet Minister, responsible for the development and promotion of tourism in the country. Under the provisions of the Tourism Act No. 38 of 2005, four key institutions have been established to oversee various aspects of the tourism industry. They are:

- Sri Lanka Tourism Development Authority (SLTDA)
- Sri Lanka Tourism Promotion Bureau (SLTPB)
- Sri Lanka Convention Bureau (SLCB)
- Sri Lanka Institute of Tourism and Hotel Management (SLITHM)





2 2024 Unveiled: Key Achievements and Breakthroughs

2.1. Tourist arrivals to Sri Lanka

In 2024, Sri Lanka's tourism sector saw impressive growth, with 2,053,465 tourists, (the highest after 2018), marking a 38% increase from 2023. The highest growth rates in 2024 (against 2023) were in January, February, and March, while September had the lowest. However, there was a 12% decline compared to 2018.

The top five source markets for tourists in 2024 were India, Russia, the UK, Germany, and China, with significant growth in visitors from these countries. Sri Lanka also saw increased tourism from the Netherlands and France.

2.2. Private sector investment in Sri Lanka

In 2024, Sri Lanka's tourism sector experienced a robust recovery in investments, with the SLTDA's Investment Relations Unit receiving 76 new projects, marking an 11.8% increase from 2023 and the highest in five years. Despite a shift towards smaller-scale, eco-friendly projects catering to high-end tourists—resulting in fewer rooms and a lower total investment value—the sector attracted \$160.729 million, a 150% rise from 2023. Projects were rigorously evaluated through site inspections and committee meetings with government agencies, reflecting a positive trend in sustainable and high-quality tourism development.

2.3. Tourism research

SLTDA undertaken several research initiatives to enhance tourism data, including surveys at Bandaranaike International Airport and with the Department of Census and Statistics to compile the Tourism Satellite Account (TSA) and measure tourism's economic impact. A study on tour guides, in collaboration with Skills for Inclusive Growth, identified skill gaps and future trends. Visitor satisfaction surveys using QR codes were conducted at key tourist sites, while a survey on tourism service providers in Dambulla supported regional development. Additionally, SLTDA is improving tourism statistics by leveraging telecommunication and financial data. All research findings are accessible on the SLTDA website.

2.4. Tourism Development

Yala Wild Resort: Spanning 1,136 acres in Palatupana, the resort focuses on eco-tourism and conservation, with 467 acres in the Yala buffer zone and 669 acres for resort development. Seven plots are leased, with three operational resorts (Uga Chena Huts, Wild Coast Tented Lodge, Hilton Yala). ENR Holdings completed villas, targeting 2025 operations, while other projects like Senok Trade Combine and Yala Holiday Resort face delays. Four camping sites are leased but face DWLC concerns.

Kalpitiya Resort: This eco-friendly, ocean-based project aims for a USD 700 million investment, offering 2,000+ rooms and 5,000 jobs. By 2024, 10 islands were leased to 7 investors, though Ippantivu Island's development is delayed. Four projects await approval, while Uchchamunai and Battalangunduwa islands are promoted internationally.

Kuchchaweli Beach Resort: Located on 510 acres in Trincomalee, the resort targets high-end tourists. By 2024, 79 acres were leased to 6 investors, with one project operational and others underway. Two more projects are expected by early 2025 for an additional 30 acres. Additionally, 138 acres are reserved for community facilities and infrastructure, and 137 acres for elephant habitat conservation.

2.5. Proposed two new tourism resorts in the Northern Province

In 2024, progress was made on tourism development projects in Delft Island and Mannar. On Delft Island, 47 acres of land were finalized for resort development, with ongoing efforts to expedite the land transfer through consistent follow-ups with relevant authorities. In Mannar, land acquisition initiated in 2019 with a Rs. 61 million deposit continued, with regular engagement with the Land Commissioner to streamline the process and ensure timely progress.

2.6. Provincial-level tourism development

In 2024, several key initiatives were undertaken to enhance tourism infrastructure and sustainability in Sri Lanka. A Craftsmen Shelter was built at Madunagala Hot Water Springs in the Southern Province, enabling local artisans to showcase their products, boost the local economy, and promote the area as a tourist destination. A Tourist Police Post was established at Mount Lavinia to improve safety, manage crowds, and maintain the beach as a secure and welcoming spot for visitors. The Shanthipura Viewpoint in Nuwara Eliya, a scenic high-altitude location, was developed with improved visitor facilities, completed in January 2025 with support from SLTDA and the Sri Lanka Air Force. Additionally, Environmental Sustainability Programmes included beach cleaning activities at Preethipura, Welligama, and Kalpitiya, aimed at promoting sustainability, improving health and safety, and reducing pollution in high-demand tourist areas. These efforts, led by SLTDA in collaboration with stakeholders, supported the National Clean Sri Lanka and Beautiful Coastline initiatives.

2.7. Foreign funded projects

In February 2023, the Korea Tourism Organization (KTO) and the SLTDA launched a community-based tourism project in Habarana, supported by a USD 1.6 million grant from the Korean government. The project aimed to enhance tourism in the North Central region by developing programs, building capacities, and improving infrastructure. In 2024, construction of the Tourist Service Center and Tourist Welcome Center was completed, with both facilities opening on December 12, 2024, marking a key milestone in regional tourism development with community involvement.

With the assistance and guidance of the ADB completed the final version of the Marine Tourism Roadmap for Sri Lanka.

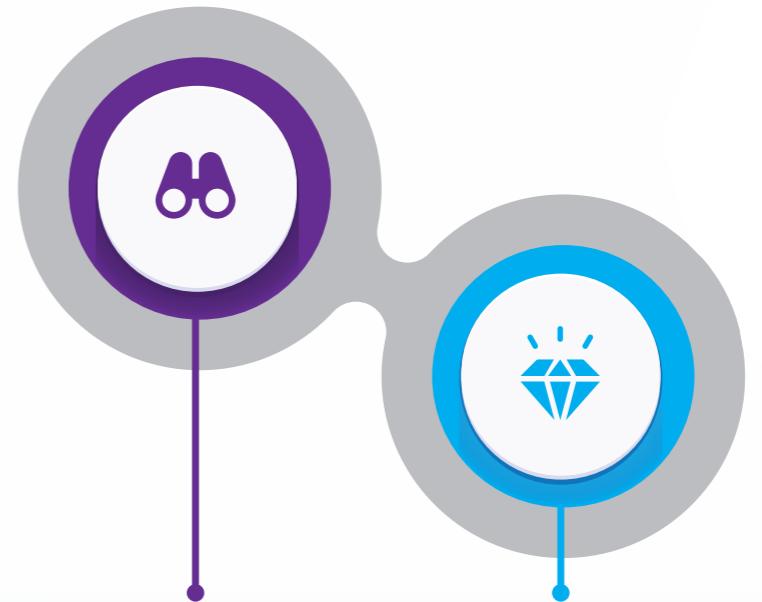
2.8. SLTDA registered accommodation

In 2024, Sri Lanka saw significant growth in registered accommodation units and rooms across various categories. Classified Tourist Hotels added 3 units (484 rooms), bringing the total to 167 units (16,808 rooms). Guest Houses registered 228 units (2,669 rooms), totaling 1,759 units (19,675 rooms). Tourist Bungalows added 212 units (955 rooms), reaching 1,121 units (4,743 rooms). Home Stay Units registered 58 units (166 rooms), with a total of 1,121 units (3,321 rooms). Other categories, including boutique hotels, eco lodges, tourist hostels, camping sites, and rented properties, also contributed. Overall, 532 units (6,087 rooms) were registered in 2024, increasing the total to 4,598 units and 55,618 rooms across all accommodation types as of December 31, 2024.

2.9. Information Communication Technology

In 2024, several digital initiatives were implemented to enhance Sri Lanka's tourism sector. A new Tourism Apps Registration Guideline was introduced to standardize tourism apps, protect tourists, and support the Tourism Development Levy Fund. An in-house Complaint Management System was launched for secure reporting of issues by tourists and locals. An AI-based Chatbot was added to the SLTDA website to assist visitors, with plans for future upgrades. The Online License Registration service continued issuing SLTDA licenses, while efforts to upgrade the system with new technologies are ongoing. Support was provided for developing an e-learning platform for homestays and a tourism mobile app in collaboration with ADB. Additionally, ICT infrastructure improvements, including server and link optimizations, saved Rs. 9.56 million annually, boosting efficiency and security.

3 The Road Ahead: Vision and Mission



Vision

"To be recognized as the world's finest island for compact, authentic and diverse experience"

Mission

"To be a high value destination offering extraordinary experiences that reflect Sri Lanka's natural and cultural heritage, socially inclusive and environmentally responsible and provide economic benefits to communities and the country"

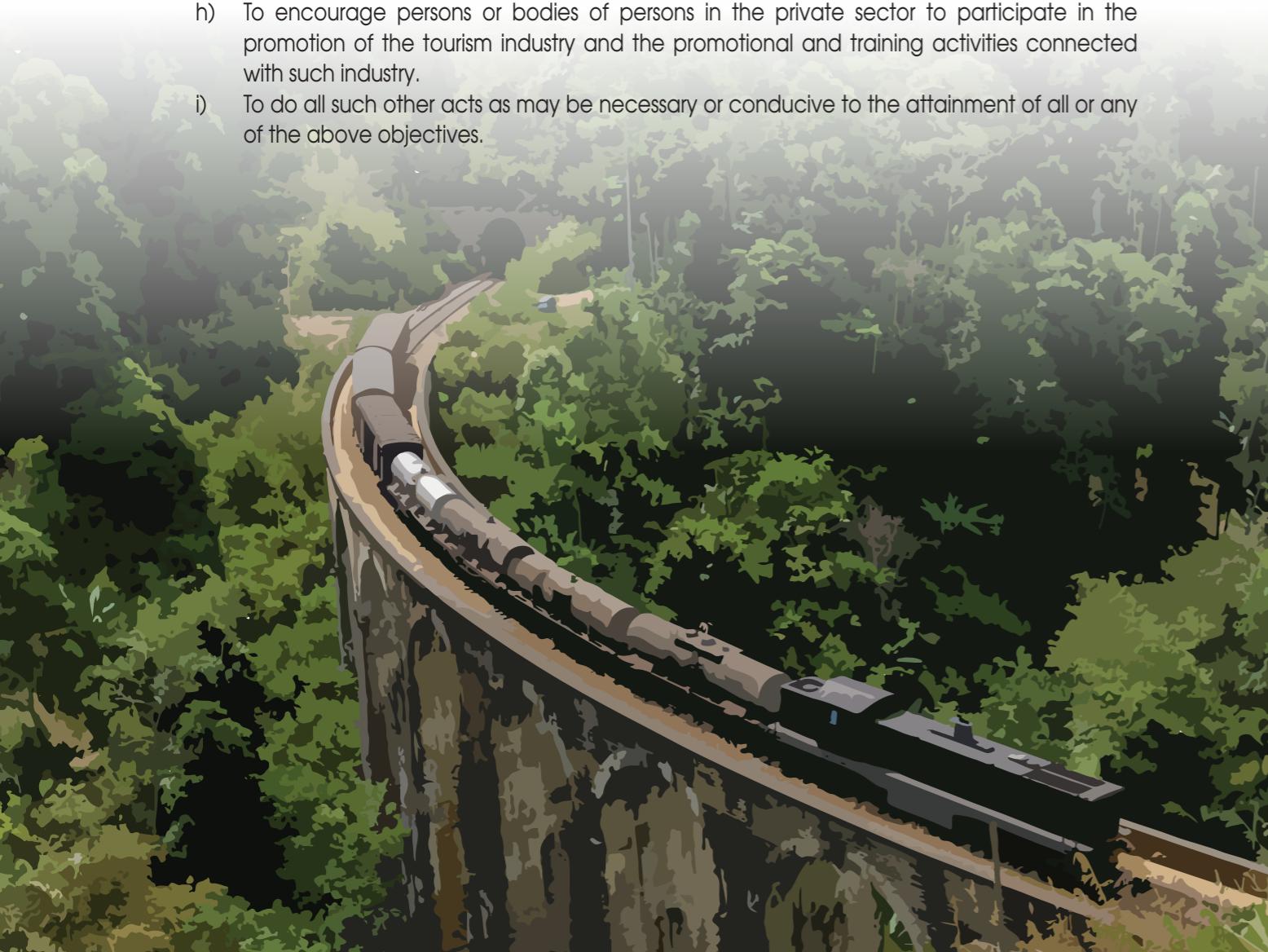




4 Objectives of SLTDA

The objectives of the SLTDA as per the Section 3A of Tourism Act No. 38 of 2005

- a) To develop Sri Lanka as a tourist and travel destination both in Sri Lanka and abroad.
- b) To advise the Minister in charge on the subject of Tourism on matters relating to travel and the tourism industry, within the policy formulated by the Cabinet of Ministers, in relation to this sector.
- c) To provide guidance to the SLTPB to develop, promote and market Sri Lanka as a tourist and travel destination both in Sri Lanka and abroad.
- d) To provide guidance to the SLITHM to undertake human resource training and development activities.
- e) To work towards the enhancement of the tourism and travel sectors in order to secure a contribution for the expansion and development of Sri Lanka's economy.
- f) To develop and promote adequate, attractive, and efficient tourist services, inclusive of the hospitality industry in a sustainable manner.
- g) To license and accredit tourist enterprises in order to develop, enforce and maintain locally and internationally accepted standards in relation to the tourism industry and other related industries.
- h) To encourage persons or bodies of persons in the private sector to participate in the promotion of the tourism industry and the promotional and training activities connected with such industry.
- i) To do all such other acts as may be necessary or conducive to the attainment of all or any of the above objectives.



5 Message from Hon. Minister of Foreign Affairs, Foreign Employment and Tourism

Mr. Vijitha Herath

I am delighted to share my thoughts for the Annual Report 2024 of the Sri Lanka Tourism Development Authority (SLTDA), a year characterized by significant accomplishments, strength in the face of challenges, and a revitalized hope for the future of tourism in Sri Lanka.

In 2024, Sri Lanka's tourism sector experienced a remarkable rebound, recording a total of 2,053,465 tourist arrivals—marking our highest number since 2018 and representing a 38% rise from 2023. Although there is still a 12% shortfall compared to the figures from 2018, the progress we have achieved indicates a robust path toward continued growth. Our primary source markets included India, Russia, the UK, Germany, and China, while significant increases in travelers from the Netherlands and France highlighted our growing global attractiveness.

Investor confidence in the tourism sector of Sri Lanka has risen sharply, with a significant number of new projects registered. The emphasis has shifted toward smaller, environmentally sustainable initiatives targeting high-end tourists. The sector witnessed a notable surge in investment, reflecting a strong upward trend from the previous year.

SLTDA remained steadfast in its efforts to strengthen tourism research, conducting key surveys at Bandaranaike International Airport and collaborating with the Department of Census and Statistics to compile a Tourism Satellite Account (TSA). Studies on tour guides, visitor satisfaction, and regional tourism service providers have provided valuable insights for future policy formulation and industry improvements.

The year marked significant progress in Sri Lanka's tourism sector, highlighted by the launch of several high-end resorts in Yala. A major integrated tourism project in Kalpitiya is set to introduce a large number of luxury accommodations across multiple islands, drawing



strong investor interest. Additionally, new developments in Trincomalee have positioned the Eastern Province as an emerging hub for high-end tourism.

The achievements of 2024 were made possible by the support of the Government of Sri Lanka, dedicated stakeholders, and the resilience of the tourism industry. I thank the Secretary, Ministry of Tourism and the staff, SLTDA Board, staff, and private sector partners for their contributions.

As I look to the future of the tourism industry in Sri Lanka, I am optimistic that by embracing innovation, prioritizing sustainability, and fostering collaboration, we can elevate our tourism to new heights. By incorporating advanced technology and eco-friendly practices, we can enhance visitor experiences while protecting our natural resources and cultural heritage undoubtedly making Sri Lanka the most sought-after island in the world.



6 Message from the Hon. Deputy Minister of Tourism

Prof. Ruwan Ranasinghe

As a government guided by the people's mandate, our vision for tourism is centred on building an inclusive, sustainable and community-driven sector that protects our environment while strengthening local livelihoods. In this journey, the Sri Lanka Tourism Development Authority plays a pivotal role as the primary institution responsible for shaping the direction, standards, and long-term development of the industry.

In past years, tourism has faced several disruptions from the global pandemic to the economic crisis and other external uncertainties. These challenges tested the resilience of the sector. Yet through every difficulty, SLTDA remained steadfast, holding the industry together, supporting stakeholders, and ensuring that Sri Lanka continued to be recognised internationally as a desirable destination. For this unwavering commitment and leadership, I extend my sincere appreciation.

As one of Sri Lanka's most established government institutions, SLTDA has a long and respected history. Its contribution to promoting our island, guiding policy, strengthening regulation, and facilitating investment has been instrumental in the progress we are witnessing today.

Looking ahead, our priorities must align with global expectations and emerging travel trends. Sustainable practices, eco-friendly development, and the conservation of our natural and cultural assets should be at the forefront. Simultaneously, Sri Lanka must enhance niche, memorable, and experience-driven tourism offerings—from nature and wellness to heritage and community-based experiences—supported by modern digital platforms that improve efficiency, accessibility, and visitor satisfaction.

With continued dedication, strategic planning, and a clear national vision, I am confident that Sri Lanka can strengthen its position as a responsible, competitive, and globally admired tourism destination.



7 Message from Secretary Ministry of Foreign Affairs, Foreign Employment, and Tourism

Mrs. Aruni Ranaraja

I am pleased to share my insights for the Annual Report 2024 for the Sri Lanka Tourism Development Authority (SLTDA). This year showcased the remarkable resilience and innovation at the heart of Sri Lanka's tourism sector. Despite global challenges, we witnessed significant growth, with 2,053,465 tourist arrivals, a 38% increase from 2023 and the highest since 2018. Major source markets included India, Russia, the UK, Germany, and China, while new markets like the Netherlands and France emerged.

Moreover, investor confidence in Sri Lanka's tourism industry strengthened, with 76 new projects initiated, attracting a total investment of \$160.729 million, a 150% increase from 2023. These investments focused on environmentally friendly and high-end tourism, reflecting our commitment to sustainable tourism development. Key research collaborations resulted in the creation of a Tourism Satellite Account (TSA), allowing for better measurement of tourism's economic impact. Studies on visitor satisfaction and employment trends provided valuable insights, guiding future policy decisions. Apart from that, several major tourism infrastructure projects progressed in 2024, including the Yala Wild Resort and the Kalpitiya Integrated Tourism Resort, further enhancing regional tourism growth and employment generation.

Furthermore, strategic international partnerships played a crucial role in advancing our goals. Notable collaborations with organizations such as the Korea Tourism Organization (KTO) led to community-based tourism initiatives, while the Asian Development Bank (ADB) contributed to the finalization of Sri Lanka's Marine Tourism Roadmap. SLTDA's commitment to digital transformation resulted in key technological advancements, improving operational efficiency and enhancing the tourist experience. Cost-saving ICT infrastructure upgrades led to an annual saving of Rs. 9.56 million. These achievements reflect the strong support from the Government, our stakeholders, and the unwavering efforts of our teams. As we move forward, I am confident that innovation, sustainability, and fruitful collaborations will further strengthen Sri Lanka's position as a premier global tourism destination.



8 Message from Chairman Sri Lanka Tourism Development Authority

Mr. Buddhika Hewawasam

It is with great pleasure and enthusiasm that I present the Sri Lanka Tourism Development Authority's (SLTDA) Annual Report for 2024, a year marked by remarkable achievements, resilience, and renewed optimism for the future of Sri Lanka's tourism sector.

The year 2024 witnessed an impressive recovery in Sri Lanka's tourism industry, with a total of 2,053,465 tourist arrivals—our highest since 2018 and a 38% increase from 2023. While there remains a 12% gap compared to the 2018 figures, the momentum we have gained signals a strong trajectory toward sustained growth. India, Russia, the UK, Germany, and China remained our top source markets, while notable increases in visitors from the Netherlands and France underscored our expanding global appeal.

Investor confidence in Sri Lanka's tourism sector has surged, with 76 new projects registered, marking an 11.8% increase from 2023. The focus has shifted to smaller, environmentally sustainable initiatives aimed at high-end tourists. The sector attracted \$160.729 million in investment, a remarkable 150% increase from the previous year.

SLTDA remained steadfast in its efforts to strengthen tourism research, conducting key surveys at Bandaranaike International Airport and collaborating with the Department of Census and Statistics to compile a Tourism Satellite Account (TSA). Studies on tour guides, visitor satisfaction, and regional tourism service providers have provided valuable insights for future policy formulation and industry improvements.

The year marked significant progress in Sri Lanka's tourism sector, highlighted by the Yala Wild Resort's launch of three high-end resorts on 1,136 acres. The Kalpitiya Integrated Tourism Resort, with a USD 700 million investment, will feature 2,000 rooms across 10 islands, attracting investor interest. Additionally, the Kuchchaweli Beach Resort in Trincomalee secured six investors, establishing the Eastern Province as a high-end tourist destination.

The Sri Lanka Tourism Development Authority (SLTDA) also advanced its digital transformation through initiatives like Tourism Apps Registration Guidelines, a Complaint Management System, and an AI chatbot for visitor assistance. Enhanced training for homestay operators and improvements in ICT infrastructure have led to annual savings of Rs. 9.56 million, reflecting a commitment to improving the tourism experience.

Guided by our vision to be recognized as the world's finest island for authentic and diverse experiences, SLTDA is committed to fostering a high-value, inclusive, and environmentally responsible tourism sector. Our mission is to showcase Sri Lanka's cultural and natural heritage while ensuring economic benefits for communities and the nation.

I express my sincere gratitude for the unwavering support from the government, the Hon Minister of Tourism, the Secretary, Ministry of Tourism and Staff, the SLTDA team, and all other stakeholders in their efforts to strengthen Sri Lanka's status as a premier global destination, attracting more visitors and deepening their appreciation for our beautiful island in the years to come.

Looking ahead, I am confident that through innovation, sustainability, and collaboration, Sri Lanka's tourism sector will reach greater heights, solidifying our position as a premier global destination.



9 BOARD MEMBERS

Mr. Buddhika Hewawasam
Chairman

Mrs. Malkanthie Rajapaksha
Director General

Mr. S L Naseer
Board Member

Mr. M. Shanthikumar
Board Member

Ms. A M G C Adikari
Board member

Mr. Nishad Wijetunga
Board member

Mr. Nihal Muhandiram
Board member

Mr. Duminda Kuruwitaarachchi
Board Member

Ms. M. Kodippili Arachchi
Board Member



Mr. Buddhika Hewawasam
Chairman
Sri Lanka Tourism Development Authority

Mr. Buddhika Hewawasam currently serves as the Chairman of the Sri Lanka Tourism Development Authority (SLTDA) and the Sri Lanka Tourism Promotions Bureau (SLTPB). A distinguished professional in tourism and aviation, Mr. Hewawasam brings over 20 years of expertise across both sectors.

Before assuming his current role, he served as Country Head for Sri Lanka at the International Air Transport Association (IATA). He has held prominent leadership positions, including Chief Executive Officer/Director General of the Sri Lanka Institute of Tourism and Hotel Management (SLITHM), and Deputy General Manager of the Sri Lankan Aviation College—the national carrier's largest aviation training academy. During his tenure at SriLankan Airlines, he became the airline's first Learning and Development Manager, leading the organization to win the prestigious Global Top Airline Training Centre Award in 2013.

Throughout his aviation career, Mr. Hewawasam gained extensive experience in commercial operations, marketing, human resource

development, international relations, and environmental strategy. He was a key member of the founding team of SriLankan Holidays, the airline's tour-operating arm, and later served as its head. His efforts in sustainable aviation were instrumental in securing environmental approval for air taxi operations and launching South Asia's first sustainable, plant-friendly flight. Mr. Hewawasam has also actively contributed to national tourism development, serving on the National Advisory Committee on Tourism since 2022.

Academically accomplished, he holds a Bachelor of Science with first-class honours from the University of Sabaragamuwa and an MBA in Marketing from the University of Colombo. He is also a Certified Professional Marketer and a Certified Training Professional. Recognized for his expertise, he has received several prestigious accolades, including the Australian Award for Sustainable Tourism and a PATA Scholarship for Heritage Tourism. Additionally, he has been trained and certified by IAPCO in event management and MICE tourism.

A respected academic, Mr. Hewawasam serves as a visiting faculty member at more than five local and international universities in tourism and management disciplines. He is also an active researcher, having presented papers at international symposiums and published in tourism journals.



Mrs. Malkanthie Rajapaksha
Board Member, Director General, Sri Lanka Tourism Development Authority

Malkanthie Rajapaksha is a seasoned professional in the Sri Lankan Administrative Service, boasting 20 years of experience in the public sector. Her expertise spans public policy development and service delivery systems. She holds a Bachelor's degree from the University of Peradeniya, a Master of Public Administration from SLIDA and MSSC Kelaniya, and is a graduate of NISD.

Throughout her career, she has served in various capacities, including a decade-long tenure at the Ministry of Defence and Law and Order. During this period, she worked with prominent institutions such as the Sir John Kotelawala Defence University, Defence Services Command and Staff College, Kothmale Training Institute, and the Dangerous Drug Control Board. Additionally, she has contributed as an external lecturer and resource person, training officials at SLIDA and PSTI.

Malkanthie Rajapaksha also spent over six years at the Presidential Secretariat, where she played a key role in the wildlife tourism sector as Secretary to the Presidential Committee for HEC Mitigation. She led the President's Fund, implementing welfare policies nationwide. Furthermore, she has served as a focal point for divisional administration, overseeing field and office staff to enhance public well-being. Her experience extends to working as a Sociologist in the Water Secretariat during the implementation of water policies.



Mr. M. Shanthikumar
Board Member

Serving on the Board of several Government and Private entities, Mr. Shanthikumar has immense knowledge and experience across several industries. He serves as the Director of Alhambra Hotels Limited (Owners & Operators of Ramada by Wyndham), Carlton Tours, Litro Gas Lanka Limited and Litro Gas Terminal Lanka (Pvt) Ltd, Canwill Holdings (Pvt) Ltd owners of Grand Hyatt, Colombo. He is also the President of the Tourist Hotels Association of Sri Lanka (THASL).

He holds a Master's Degree in Hospitality Management from European Continental University, London, UK, and a fellow member of Institute of Hospitality, London, UK.



Mr. Nishad Wijetunga
Board member

A travel professional for over 30 years, Nishad Wijetunga is Managing Director of Wayfarers Ltd a local Destination Management Company established in 1976, which under his guidance, operates as a recognized sustainable entity.

Nishad is currently the immediate past President of SLAITO or Sri Lanka Association of Inbound Tour Operators, that represents the Destination Management Company or DMC community in Sri Lanka. It is one of the three apex bodies recognized by the Tourism Act.

Nishad was responsible for all Environment and Sustainability related initiatives and training as well as all CSR initiatives of the Association. He was the Chairman of the organizing committee of the 2018 and 2019 editions of Sancharaka Udawa, the largest Travel and Tourism Fair held in Sri Lanka. This fair creates a platform for all small and medium stakeholders in the tourism industry to come together under one roof to meet the local DMC community who is their primary client base. /

As an advocate for sustainable tourism Nishad was Chairman of the Responsible Tourism Partnership Sri Lanka, and served for the full term of 5 years, as a Trustee of the Federation of Environmental Organizations

(FEO) Sri Lanka. Through these channels he has worked on multiple projects related to tourism and conservation over the years. The Beach Operator or Beach Boy Training program carried out by the Responsible Tourism Partnership together with the Travel Foundation, UK and the Nature Interpretation Program conducted for safari Jeep drivers in National Parks, a project run by FEO are some of the projects he was involved in on a 'hands on' basis. Together with Travel Foundation UK through the Responsible Tourism Partnership, and funding from the EU he was indirectly involved with the Greening Sri Lanka Hotels project back in 2010/11.

Nishad's unique position as nature lover, conservationist and travel professional, enables him to identify and work on problem areas related to tourism and sustainability. His aim is to ensure that tourism in Sri Lanka is conducted in a sustainable manner with best practices exercised at all times. To this end, he spends time getting involved in educating stakeholders on the importance and benefits of creating a sustainable tourism industry.



Mr. Nihal Muhandiram
Board member

Nihal currently holds the role of the Vice President Operations of Galle Face Group overseeing all operational aspects of the EKHO Hotels, CHC Rest Houses and CHC Food. He started his Hospitality career by entering Ceylon Hotel School and School of Tourism known as now SLIHTM in 1994. He is holding a Masters in Travel, Tourism, Economics and Hospitality Management offered by the University of Colombo for Travel, Tourism, Economics and Hospitality Management.

He is a seasoned hotelier with over 30 years of experience in Sri Lanka and overseas. He has hands on experience in a wide spectrum of work in the fields of Hotel Operation, Project Management and Hotel Administration during his career path.

He has 10-year experience of General Resort Operations in Maldives as he served on the Management Committee of ADAARAN Group. He was a proud team member of winning many international hospitality awards during his work time in Maldives. He recognized and identified his foreign exposure as most fruitful hospitality experience in his life and he was exposed to many international hospitality brands during his work time in the overseas hospitality business.

In 2010, Nihal joined Galle Face Group as Group Accommodation Manager overseeing the operation of the Accommodation Sector including Engineering. He was a key member of the extensive refurbishment projects carried out in Ceylon Hotels Corporation PLC under Galle Face Management Company.

Prior to joining Galle Face Group for the second time in 2016, he served in the Capacity of Deputy General Manager at Aitken Spence Hotel Management, overseeing the Accommodation Sector, refurbishment and new construction projects in Sri Lanka, Maldives and India.



Ms. A M G C Adikari
Board member

Ms. A M G C Adikari is an officer of Sri Lanka Administrative Service and currently serves as the Treasury Representative on the Board of Directors of the Sri Lanka Tourism Development Authority (SLTDA). A dedicated and results-driven development practitioner and legal professional, she has extensive experience in public administration, governance, legal & policy advisory, international relations, statistics, project management, procurement, strategic planning, and stakeholder engagement. With her multidisciplinary background, she applies a data-driven, evidence-based approach to policy formulation, legal frameworks, and strategic governance.

Currently, as the Director (Legal) at the Ministry of Finance, Planning & Economic Development, Ms. Adikari provides legal insights and strategic policy guidance while overseeing regulatory frameworks and compliance. Her expertise includes reviewing agreements and ensuring due diligence in financial policies, among other responsibilities. Prior to this role, she served as a Consultant at the Sri Lanka Institute of Development Administration (SLIDA), Director (Development) at the Ministry of Tourism & Lands, and Assistant Secretary to the President. Additionally, she has served as the Assistant Commissioner of Agrarian Development during her civil service career.



Mr. Duminda Kuruwitaarachchi

Board Member

Duminda Kuruwitaarachchi is a seasoned professional with over 26 years of experience in Travel, aviation, and sales management. He has led teams, driven business growth, and built strategic partnerships, helping position Travel Outlook Pvt. Ltd. as a prominent player in the travel and airline industries.

Duminda's expertise includes airline revenue management, customer relationship strategies, and marketing innovation. He holds a PhD in Hospitality & Tourism Management, a Master's in Business Administration, and is currently pursuing a Doctor of Business Administration (Dual Award). His career includes significant airline stints with Alitalia, Kenya Airways, Emirates, and Qatar Airways, where he honed his skills in revenue management, operational strategies, and international market expansion.

Beyond his role at Travel Outlook, Duminda has served as Past President of the Travel Agents Association of Sri Lanka (TAASL), a Council Member for the IATA Agents Association of Sri Lanka (IAASL), a Board Director for the United Federation of Travel Agents' Associations (UFTAA), and a Council Member for the Pacific Asia Travel Association (PATA) Sri Lanka. He is also currently serving as a Board Member for the Sri Lanka Tourism Development Authority (SLTDA).

Duminda's leadership continues to drive Travel Outlook's growth and contributes significantly to the advancement of the tourism and aviation sectors in Sri Lanka and internationally.



Ms. M. Kodippili Arachchi

Board Member

Ms. Kodippili Arachchi currently serves as a Member of the Director Board in the Sri Lanka Tourism Development Authority (SLTDA) and National Water Supply & Drainage Board (NWSDB), while fulfilling her role as Additional Secretary (Provincial Councils and Local Government) at the Ministry of Public Administration, Provincial Councils and Local Government.

With a distinguished career in public service, she has held numerous leadership positions including Director of Pensions, Senior Assistant Secretary in the Ministry of Education, and Commissioner of Local Government for the North Central Province. Her expertise spans local governance, human resource development, international relations, and waste management strategies.

Ms. Kodippili Arachchi plays a pivotal role in policy development for local governance and provincial tourism initiatives, having spearheaded several key projects to enhance tourism infrastructure across Sri Lanka's provinces.

She holds a Bachelor of Science degree from the University of Wayamba, a Post Graduate Diploma in Management from the same institution, a Diploma in Public Administration from SLIDA, and a Master of Social Science from the University of Kelaniya.



**10 SENIOR
MANAGEMENT**

Mr. P. Upali Ratnayake
Deputy Director General

Mr. Samantha Peiris
Director/Human Resources Management

Mr. Udana Wickramasinghe
Director/ Research & International Relations

Mrs. Tharanga Rupasinghe
Director/Standards & Quality Assurance

Dr. Prasad Jayasuriya
Director/Tourism Planning, Development and Investor Relations

Mr. Sampath Ganepalaarachchi
Director/Financial Management

Mr. Chinthaka Abeykoon
Director / Information Communication Technology

Mrs. Manjula Weerakkody
Director / Domestic Tourism & Community Relations

Mrs. Inoka Punchihewa
Acting Director /Legal

Ms. Karthi Naheem
Assistant Director /Internal Audit



Mr. P. Upali Ratnayake

Deputy Director General

Mr. Upali Ratnayake is a Tourism professional with 27 years of service at former Ceylon Tourist Board and now Sri Lanka Tourism Development Authority (SLTDA). His areas of expertise include national tourism planning, development of investment projects, tourism training, special projects engagement, and crisis management & event management. Ecotourism Planning, regional tourism development and community engagement enhancement in tourism and strategic planning are the other areas of contribution.

Having joined as a Management Trainee in 1995, Mr. Upali Ratnayake rose to the organisation's top tier of decision making over the years as the Director Domestic Tourism, Standards and Quality Assurance, Planning and Development before taking over the Director General position in 2018 for a period of two years. He has also extended his services as the Registrar for Sri Lanka Institute of Tourism & Hotel Management (SLITHM) in 2012.

Having graduated from the University of Colombo in Economics (Hons), specialized in Econometrics. Mr. Ratnayake completed his MBA from Prince of Songkla University

in Thailand on Tourism and Hospitality. He completed his Post Graduate Diploma in Belgium and has also undergone special training on Green-Eco tourism in Japan and Australia.

He is an advocate for sustainable tourism, an international auditor on Sustainable Tourism certified by the Global Sustainable Tourism Council (GSTC) and pioneered in introducing the National Sustainable Tourism Certification (NSTC) scheme to Sri Lanka which is considered to be the 1st step towards making Sri Lanka Tourism sustainable. He has been serving as the National Consultant for NSTC by the Biodiversity Financing (BioFin) project of the UNDP. Contribution to National Policy for Tourism and Forest Conservation master plan are recent engagements. He is also the head of Sustainable Tourism Unit (STU) of the SLTDA.

He is a visiting lecturer at the Department of Economics, Management Faculty of the University of Colombo, Department of Tourism and Hospitality at Open University and Sustainable Tourism Development at CINEC campus Malabe.



Mr. Samantha Peiris

Director / Human Resources Management

Mr. Peiris is a qualified administrator possessing more than 25 years of experience. He has proven track record in planning, execution and leadership qualities in the private and semi-government sectors. He holds a Master's Degree in Human Resources and Labour Relation from the University of Colombo and graduated from the University of Colombo with a Bachelor of Degree in (B. Mgt.) with a second upper class honours. He has also completed Diploma level qualifications in Marketing in London Business School.



Mr. Udana Wickramasinghe

Director/ Research & International Relations

An accomplished professional has accumulated over 27 years of experience by starting his career in banking and later transitioning into IT. He possesses a BSc in Information Technology from the University of Sunderland, UK, and holds an MBA from Victoria University, Australia.

Udana Wickramasinghe is recognized as a Chartered IT Professional (CITP – UK) by the British Computer Society (BCS). He is an active member of the Computer Society of Sri Lanka (CSSL – MCS) and previously served as a Board Member on the Executive Council of CSSL. His professional affiliations also include membership in the Institute of Electrical and Electronic Engineers (IEEE) USA and the Institute of Bankers of Sri Lanka (IBSL).



Mrs. Tharanga Rupasinghe
Director/Standards & Quality Assurance

Ms. Rupasinghe is a highly accomplished and experienced administrator with over 22 years of expertise. Her professional journey spans across various sectors, including the private, semi-government, and public domains, where she has consistently demonstrated exceptional planning, execution, and leadership skills.

For more than 7 years, Ms. Rupasinghe served as a Director at SLTDA, where she made significant contributions to the organization's growth and success.

She holds an MBA from the University of Sri Jayewardenepura, showcasing her commitment to continuous learning and professional development. Additionally, she completed her Bachelor's degree in Business Management (Accountancy) with a second upper-class honours from the University of Kelaniya.

Ms. Rupasinghe is a Certified Business Accountant (CBA) from the Institute of Chartered Accountants of Sri Lanka (ICASL) and also possesses an Advanced Certificate in Banking & Finance (ACBF) from the Institute of Bankers of Sri Lanka (IBSL).

Not only does Ms. Rupasinghe excel in her professional roles, but she also actively contributes to the academic and professional communities. She serves as the alternative Chairman of the Membership Committee (CBA Faculty) at ICASL and has been a visiting lecturer at the Open University of Sri Lanka since 2013. Furthermore, she is a certified Assessor of Technical and Vocational Education and Training (TVES) and has completed a Certificate level qualification in Tamil Language, demonstrating her proficiency in all official languages.

One of Ms. Rupasinghe's notable achievements includes leading the Sri Lanka Tourism team that was recognized for presenting the best Action Plan on the "Home stay Village Network Development Project" in the Republic of Korea. Out of ten countries, her efforts were acknowledged and celebrated among the submissions from ten countries.

Ms. Rupasinghe's extensive experience, academic qualifications, and commitment to excellence make her a highly capable administrator and a valuable asset in any professional setting.



Dr. Prasad Jayasuriya
Director/Tourism Planning, Development and
Investor Relations

Prasad Jayasuriya has his first degree in Engineering and has obtained the MBA from the University of Colombo with the rare feat of securing 7 out of the 10 Gold Medals awarded at the MBA programme, including the Gold medal for 'Overall Performance'. Prasad holds his PhD in Management Science and Engineering covering Logistics and Supply Chain Management in the Tourism Industry.

He counts over 28 years of work experience both in the private and public sector. His experience in the private sector spanning across 22 years includes positions of Commercial Manager, General Manager, Country Head and Director in local and multinational companies. In the state sector, prior to the appointment at the SLTDA, he functioned as the Director - Planning at the University Grants Commission of Sri Lanka, where he was instrumental in developing the UGC Strategic plan for 2019-2023.

Prasad had served as a Board member of the Sri Lanka Foundation Institute during 2020-2022 period, while he is a Past President and a Trustee of the prestigious MBA Alumni Association of the University of Colombo. He had been a visiting lecturer for MBA and other Master's degree programmes conducted by the University of Colombo, Sabaragamuwa University and Kotalawala Defense University.

He had his entire education at St. Josephs' College, Colombo-10, where he was the Deputy Head Prefect in 1990/91 and was also a member of the College first XI hockey team. At University level he had played cricket and badminton and was one time the Men's Singles Badminton Champion. Prasad is a member of the Sri Lanka Institute of Directors (SLID), a Charter Member of the Lions Club of Colombo New Millennium (District 306C) and serves as a guest lecturer on tourism and supply chain management.



Mr. Sampath Ganepalaarachchi
Director/Financial Management

Mr. Ganepalaarachchi counts an extensive 24 years of experience in the corporate field including 7 years at a well-recognized airline and over 15 years in reputed local companies, holding several top management positions such as Director Finance and Head of Finance. He holds a Master's degree in Business Administration from the University of Colombo and graduated from the University of Sri Jayewardenepura with a Bachelor of Science Degree in Business Administration. He is also an Associate member of the Institute of Certified Management Accountants, Associate Member of Public Finance Accountants, Fellow Member of the Association of Accounting Technicians and Fellow Member of the Chartered Business Administration.

He is a well recognized lecturer in the field of Financial Reporting subject for the professional examinations and being in the lecturing career over 26 years.



Mr. Chinthaka Abeykoon
Director / Information Communication Technology

As the Director of Information Communication Technology Department, Mr. Abeykoon brings in a 25 years of industry expertise to practise. He has served as Sector Head of IT in different business segments, under couple of leading public listed Multinationals in the country and their counterparts overseas. As a result, exposed to globally ranked enterprise grade end-to-end IT solutions.

Further during his tenure with a pioneer local IT company, Mr. Abeykoon's contributions have been made for; rollouts of Sri Lankan bespoke IT solutions in APAC, African regions and in crucial Sri Lankan government sector automations.

Mr. Abeykoon holds a MBA from the University of Wales with a Merit Award, and a Bachelor's degree from the Manchester Metropolitan University, UK. He was a Colombo University elect and a scholar for MMU-UK. Further he served his term as a Senior Prefect of a leading school in Colombo. Mr. Abeykoon was one of only three Sri Lankan Distinction award winners of Mathematical Olympiad in the respective year.



Mrs. Manjula Weerakkody
Director / Domestic Tourism & Community Relations

Ms. Weerakkody is passionate in serving the needy population of Sri Lanka. She has accomplished a career of over 20 years of experience working under the purview of the Ministry of Urban Development and Housing, Ministry of Skills Development and Vocational Training, Ministry of Plantation Industries and other Non-Governmental Organizations. She served as the Director, Social Mobilization to the Urban Settlement Development Authority, Ministry of Urban Development and Housing and the Consultant, Ministry of Plantation Industries. Her expertise was shared during representation of the Government of Sri Lanka Delegation as a Speaker and Panelist. She was also an Expert Panelist and a Technical Evaluation Committee Member of the Technical Evaluations conducted by UN Organizations and Government Organizations.

Ms. Weerakkody holds a Bachelor's in social science with Masters in Regional Development and Planning and her specialized areas include Community Development, Human Rights, Regional Development and Project Planning.



Mrs. Inoka Punchihewa
Acting Director / Legal

Mrs. Inoka Punchihewa is an Attorney-at-Law who has been in the Bar for almost 30 years and has served as a Legal officer at Ceylon Fisheries Corporation and Sri Lanka Export Development Board before joining the Ceylon Tourist Board in 2005. She is a qualified Company Secretary and a Notary Public as well.

She was instrumental in building up the Legal Division for Ceylon Tourist Board, which subsequently became Sri Lanka Tourism Development Authority, and has acted as a Board Secretary and Legal officer of both SLTDA and SLTPB.

SERENITY IN MOTION



Ms. Karthi Naheem

Assistant Director /Internal Audit

Ms. Karthi Naheem counts more than 20 years of experience in auditing and 5 years of experience in investment and customer relations at Sri Lanka Tourism. She has carried out audits at SLTDA's sister organizations, namely Sri Lanka Institute of Tourism & Hotel Management and Sri Lanka Tourism Promotion Bureau.

Before joining the government sector, she served for more than 5 years in the private sector in the field of Accounting and Auditing as an executive.

She holds an MBA from the University of Kelaniya and graduated from the University of Sri Jayewardenepura with a Bachelor of Science in Business Administration. She is also a Diploma holder in Travel and Tourism from Sri Lanka Institute of Tourism and Hotel Management. She also possesses a Licentiate qualification from the Sri Lanka Institute of Chartered Accountancy.







11 Tourism Industry Performance

An analysis of tourist arrivals to Sri Lanka indicates that Europe is the predominant source, accounting for 50.67% of visitors. Following Europe, the Asia and Pacific region contributes 41.9% of the tourist influx. The Americas, Africa, and the Middle East represent 5.29%, 0.70%, and 1.42% of arrivals, respectively.

Chart 1 - International tourist arrivals to Sri Lanka by region - 2024

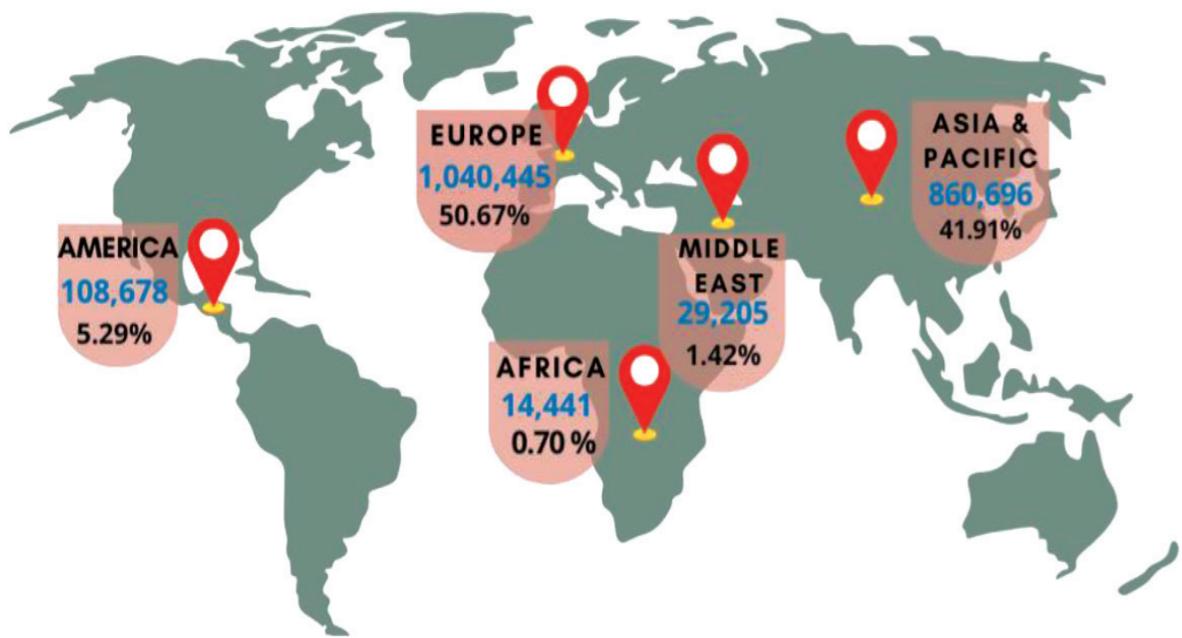
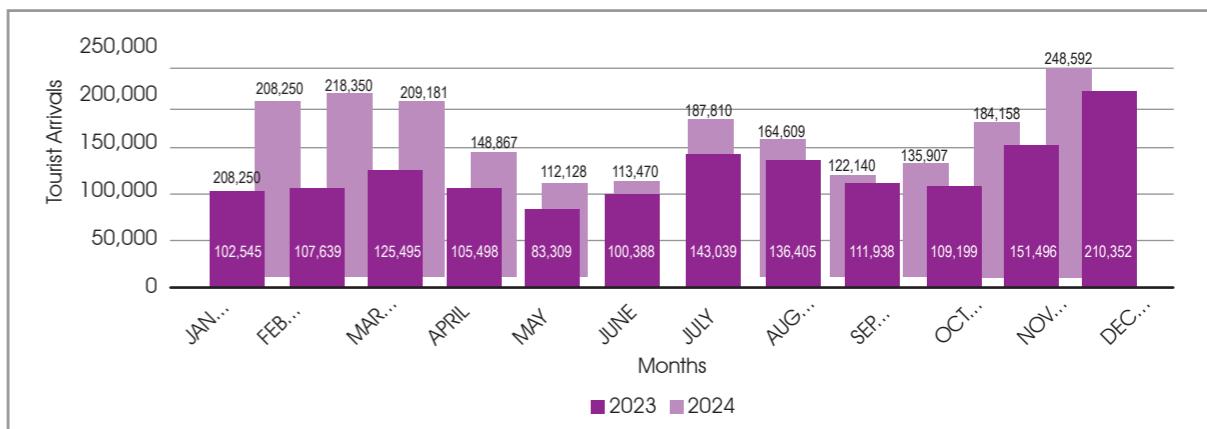


Table 1 Tourist arrivals to Sri Lanka, 2023 & 2024

Month	2023	2024	% Cha. 2024/23
January	102,545	208,253	103.08
February	107,639	218,350	102.9
March	125,495	209,181	66.68
April	105,498	148,867	41.1
May	83,309	112,128	34.6
June	100,388	113,470	13.0
July	143,039	187,810	31.3
August	136,405	164,609	20.7
September	111,938	122,140	9.11
October	109,199	135,907	24.5
November	151,496	184,158	21.6
December	210,352	248,592	18.18
Total	1,487,303	2,053,465	38.07

Chart 2 - Tourist arrivals to Sri Lanka, 2023 & 2024



In 2024, Sri Lanka's tourism sector exhibited remarkable resilience and growth, welcoming 2,053,465 tourists, the highest annual total after 2018 (2.3 million). This achievement marks the fourth occasion the country has surpassed the 2 million tourist arrivals benchmark, previously accomplished in 2016, 2017, and 2018.

An analysis of monthly growth rates indicates that February achieved a 102.8% increase compared to January's 103%, marking them as the months with the highest growth rates of the year. April, May, and July also experienced moderate growth, while September recorded the lowest growth rates. Overall, the year saw a 38.01% growth compared to 2023; however, there was a 12% decline compared to 2018.

Table 2 - Top Source Markets to Sri Lanka - 2023 and 2024

Country of Residence	2024	2023
India	416,974	302,844
Russian Federation	201,920	197,498
United Kingdom	178,339	130,088
Germany	136,084	102,539
China	131,681	68,789
Australia	89,573	67,436
France	88,772	56,251
United States	59,532	46,344
Netherlands	50,116	29,056
Maldives	47,222	37,328
Others	653,252	449,130
Total	2,053,465	1,487,303

In 2024, Sri Lanka saw a significant rise in tourist arrivals from India, the Russian Federation, the UK, Germany, and China, reinforcing these countries as the top five sources of international visitors. Additionally, there was notable growth in visitors from the Netherlands and France, indicating Sri Lanka's increasing appeal in these markets. This mix of growth and decline highlights the necessity for Sri Lanka to diversify its tourism markets. Such diversification can enhance resilience and foster a sustainable tourism model amidst a changing travel landscape. By expanding its focus to include more emerging and diverse markets, Sri Lanka can better withstand regional disruptions and create a stronger foundation for ongoing growth in its tourism sector.



12 Achievements made during the year 2024

12.1 Investment in Tourism

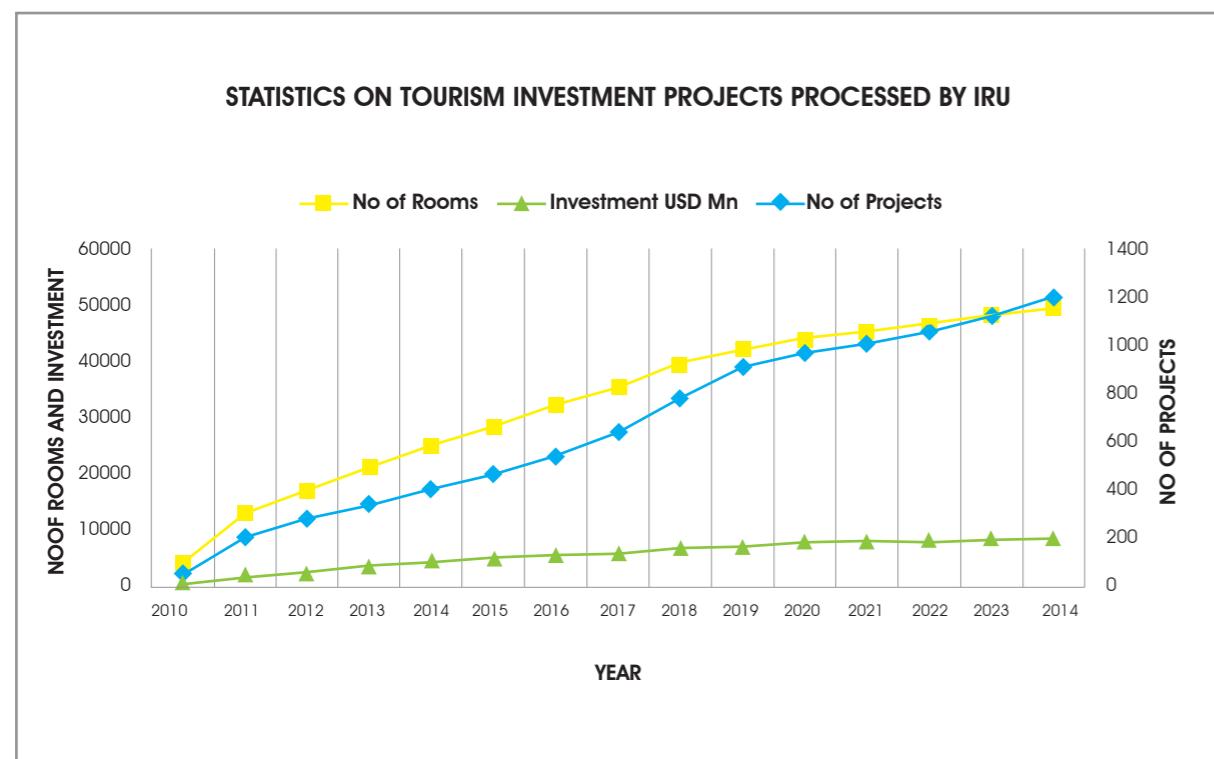
a. Investment Facilitation and Promotions for the Tourism Sector

The year 2024 marked a significant milestone in the recovery of Sri Lanka's tourism sector, showcasing strong growth and positive trends following the challenges of the COVID-19 pandemic (2020–2022) and the subsequent economic crisis. The Investment Relations Unit (IRU) of the SLTDA received 76 new tourism investment projects, an 11.8% increase from 2023, representing the highest number of projects received in a single year over the past five years. This growth underscores renewed investor confidence and sustained interest in tourism development.

However, 2024 also saw a shift toward smaller-scale projects, leading to a reduction in both the number of rooms (1,384 compared to 1,950 in 2023) and the total investment value. Despite this, many of these smaller projects were environmentally friendly and featured unique, luxury facilities catering to high-end tourists. The sector still attracted US \$160.729 million in investments, a remarkable 150% increase from 2023. Additionally, IRU statistics reflected 31 final-approval projects, consistent with past trends.

These projects were evaluated by the IRU through joint site inspections and Scoping Committee meetings involving all relevant government agencies, ensuring thorough assessment and alignment with regulatory requirements.

Chart 3 - Projects processed by the IRU during the period 2010 to 2024



b. Development & Launch of the Land Bank Management Information System (LBMIS) for Investment Promotions

The Land Bank is a pioneering initiative by the SLTDA's Investment Relations Unit (IRU) designed to identify, catalog, and manage land resources to promote tourism investments and economic development. Serving as a centralized repository for tourism-suitable lands, it streamlines access to verified land data, connecting investors, landowners, and regulatory bodies to unlock the potential of underutilized lands and attract domestic and foreign investments for sustainable tourism growth.

Since its inception, the Land Bank has achieved significant milestones, including the development of the Land Bank Management Information System (LBMIS) with USAID support, which streamlines data entry, verification, and retrieval. The portfolio now includes verified state-owned and private lands, with 163 state-owned and 19 private lands processed, alongside ongoing inspections and meetings with authorities. Outreach efforts have increased private landowner interest, while discussions with government agencies aim to expand the inventory with high-potential state-owned properties. Coordination with local authorities, investors, and stakeholders has addressed documentation and regulatory challenges, ensuring smooth transactions. Targeted marketing has boosted the Land Bank's visibility, generating growing interest from domestic and international investors.

c. Promoting Sri Lanka for Tourism Investments at International Forums

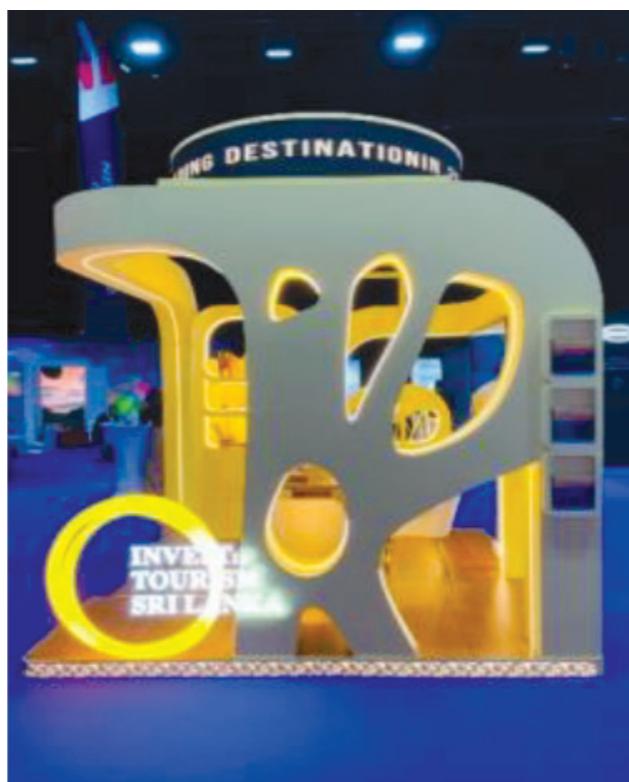
In a historic first, the SLTDA participated in two high-profile international summits in 2024 to promote Sri Lanka's tourism investment opportunities. The Future Hospitality Summits (FHS), organized by 'The Bench,' are premier global forums for the hospitality industry, attracting top leaders and stakeholders worldwide. Following initial engagement with The Bench in early 2024, SLTDA's Investment Relations Unit (IRU) secured complimentary invitations (each valued at US \$3,500) for Dr. Prasad Jayasuriya, Director of Tourism Planning, Development & IRU, and Ms. Bhagya Mahavithanage, Deputy Director of IRU, to attend the FHS 2024 in Riyadh, Saudi Arabia, from April 29 to May 1. Ms. Mahavithanage's participation led to a special partnership offer for SLTDA to host a country pavilion at the FHS Dubai 2024, held from September 30 to October 2, marking a significant step in building international connections and showcasing Sri Lanka's tourism potential. SLTDA's participation in the event aimed to achieve three key objectives: first, to lay the groundwork for future tourism investment promotions and gain valuable insights from an international investment forum; second, to maximize global exposure for Sri Lanka as an untapped destination with significant tourism investment potential, showcasing the country's readiness to attract investments from leading global business communities; and third, to build meaningful connections with potential investors and related business stakeholders, fostering networks for future collaborations and partnerships.



FHS Dubai 2024

The Future Hospitality Summit (FHS) 2024 was held at Madinat Jumeirah, Dubai, UAE, from September 30 to October 2, 2024. SLTDA officers participated with complimentary entry passes (valued at US \$3,600 each) as part of a special package offered to Sri Lanka by the event organizer. This marked SLTDA's first participation in an international investor forum with a country pavilion, presenting the challenge of showcasing Sri Lanka within a limited 3m x 3m pavilion space.

The challenge was successfully addressed by Mr. Thisal Poorna Hewage, a student architect from the University of Moratuwa's 2019 batch, who volunteered and created an outstanding pavilion design. He was supported by student architects Ms. Dewmini Jayawardhana, Ms. Sayanee Alwis, and Ms. Tharushi Malsarani from the 2020 batch. The design received widespread praise from the international business community at FHS Dubai 2024, effectively highlighting Sri Lanka's tourism potential.



Exposure for Sri Lanka as a Potential Destination for Tourism Investments at FHS – Dubai 2024

- Speaker Position:** Ms. Bhagya Mahavithanage, Deputy Director of the Investor Relations Unit, had the opportunity to hold a one-to-one discussion (instead of the initially offered panelist position) for 15 minutes to discuss Sri Lanka's potential for tourism investments.
- Special Podcast for Sri Lanka:** Mr. Matthew Weihs, Commercial Director of The Bench, interviewed Ms. Bhagya Mahavithanage at the event.



- Interview with World Travel News:** SLTDA's Director General Mr. B.H.R. Sariffodeen and Director of TPD & IRU Dr. Prasad Jayasuriya were interviewed at the Sri Lanka Pavilion.
- Interview with Print Media in Dubai:** Ms. Bhagya Mahavithanage, Deputy Director of IRU, participated.



Contents Published on Official Website and social media Pages: Sri Lanka Tourism's social media pages (LinkedIn, Instagram, Facebook, X, and YouTube) were tagged in posts.

- The media exposure received for Sri Lanka (taken from the analytics published by The Bench, the organizer of FHS Dubai 2024).

FEATURED SPONSOR



Sri Lanka Tourism Development Authority's outreach was facilitated organically and through sponsored advertising platforms of FHS World 2024. All forms of content were targeted towards our global audience of hospitality senior executives who had interacted with any digital footprint of Future Hospitality Summit.

BREAKDOWN OF CONTENT SHARED

Sponsor Promotion Video
6,938 Impressions

Interview Post
500 Impressions

Speaker Announcement Post
1,320 Impressions

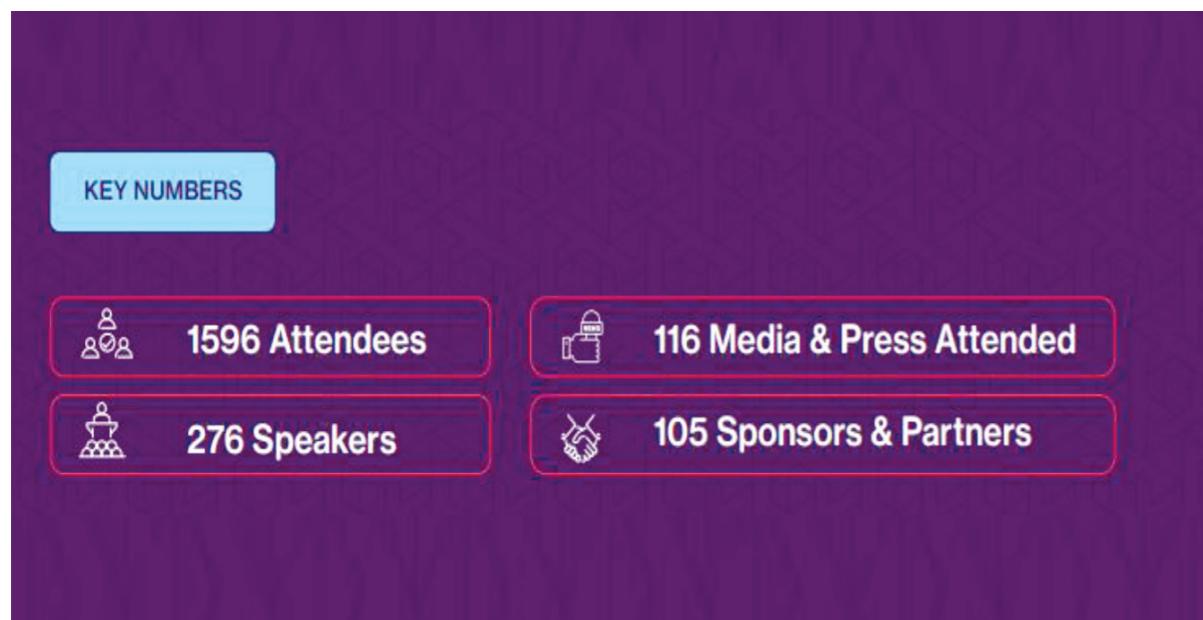
Event Post
1,927 Impressions

Brand Video
1,324 Impressions

Sponsor Announcement Post
828 Impressions

- The Port City project was showcased, including the four available land parcels for tourism development.
- The Land Bank MIS of SLTDA was promoted at the event using the digital screens available at the pavilion. The link was shared with all the developers who visited the pavilion.
- A country brochure, containing facts and details for the business community about Sri Lanka as a potential destination for tourism investment, was prepared and shared at the event.
- A promotional video to promote Sri Lanka as a potential investment destination for tourism was produced and played at the event over all three days.

An overview of the actual participation at FHS Dubai 2024:



The Outcomes of the Event

SLTDA's participation in the FHS Dubai 2024 marked a historic milestone, as it was the first time Sri Lanka was represented at such a high-caliber international business event to promote tourism investments. The response was overwhelmingly positive, with Sri Lanka's pavilion becoming one of the most visited at the event, as confirmed by Google Analytics and event photos. Two international brands are now ready to establish a presence in Sri Lanka, with ongoing negotiations facilitated by the IRU team. A leading investor promotion company has also expressed interest in collaborating with Sri Lanka Tourism, and a draft agreement is under review. Additionally, a Saudi Arabian party showed interest in the Port City project, and discussions are underway. A one-to-one meeting with the CEO of One Nature Hotels & Resorts highlighted their interest in investing in the Yala resort area. The IRU team connected with 41 attendees via email and LinkedIn, addressing various investment-related queries and opportunities. Furthermore, the list of all 1,596 FHS Dubai 2024 participants has been shared with SLTDA, and the Chairman, CEO, and Commercial Director of The Bench have pledged support for future investor promotions with customized packages.

d. Annual Networking Evening & Intergovernmental Dialogue for Heads of Departments of Line Ministries/Departments and Agencies (MDAs)

The Fourth (4th) Networking Session, with the participation of the Heads of Departments of all line ministries, departments, and agencies, was held on January 24, 2024, at the Galle Face Hotel,

Colombo. The objective of this networking evening was to review the progress of the joint mechanism implemented by the IRU in granting approvals for tourism investment projects and to resolve any bottlenecks or issues in the existing approval process while increasing close collaboration among key officials of the approving agencies. Senior representatives from thirty (30) government agencies attended the session and shared valuable insights for further improvements of the joint mechanism, while assuring their continuous support for IRU's joint mechanism efforts in tourism investment project approvals.



12.2 Tourism Research

a. Tourism Satellite Accounts

The Sri Lanka Tourism Development Authority (SLTDA) is currently conducting comprehensive surveys targeting both inbound and outbound tourists at Bandaranaike International Airport (BIA). These efforts are complemented by a domestic tourism survey led by the Department of Census and Statistics. The data gathered from these initiatives will serve as the foundation for compiling the Tourism Satellite Account (TSA), a critical tool for assessing the economic impact of tourism in Sri Lanka.

b. Comprehensive Study on the Sri Lankan Tour Guides

The study conducted on Sri Lankan tour guides, in collaboration with Skills for Inclusive Growth (S4IG), has provided a comprehensive analysis of the current skills gap within the tour guiding profession and identified emerging trends that will shape future skills demand.

c. Visitor Satisfaction Surveys

Visitor satisfaction surveys are being conducted at Sigiriya, Katunayake, and Jaffna International Airports. These surveys are conducted using QR codes. The integration of QR codes in these locations streamlines the feedback process, allowing visitors to easily access and complete surveys using their smartphones. This method enhances the efficiency of data collection and provides real-time insights into visitor experiences.

d. Survey on Tourism Service Providers



A comprehensive survey was recently conducted in partnership with the Dambulla Divisional Secretariat, focusing on tourism service providers in the region. This initiative aligns with the ongoing development projects in Sigiriya, aiming to enhance the area's tourism infrastructure and services.

e. Survey on Sri Lankan Industry Insight

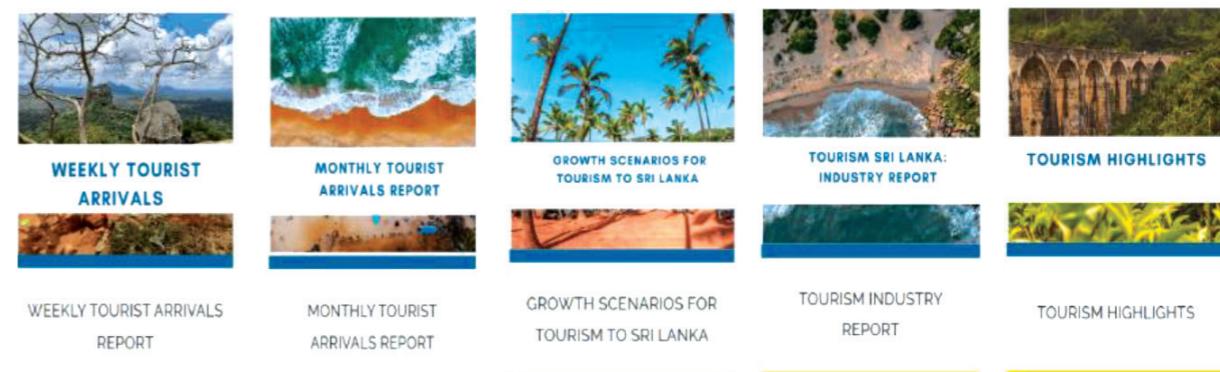
This initiative aims to gather detailed insights into the operations, challenges, and needs of various stakeholders within the tourism sector. The collected data is instrumental in shaping policies, enhancing service quality, and other development initiatives.

f. Improving Tourism Statistics

In order to improve the current sources of tourism statistics, telecommunication data was utilized. In addition, arrangements are underway to utilize other sources such as debit and credit card data. By leveraging mobile phone data, credit/debit card transactions, and other innovative sources of statistics, deeper insights can be gained into tourist behaviours, preferences, and economic impacts.

g. Publications

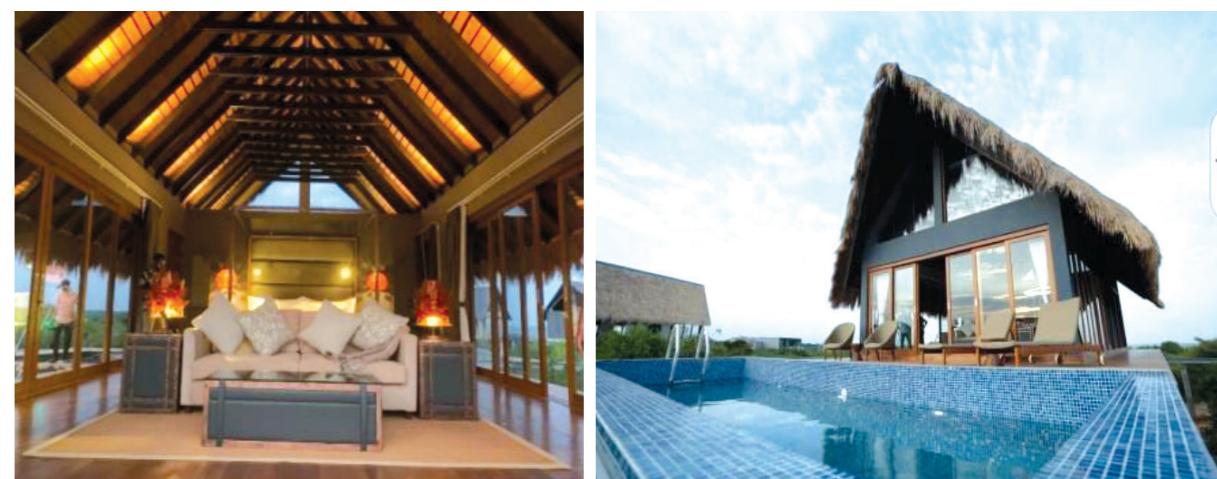
Numerous publications provide essential data ranging from tourist arrivals to forecasts on Sri Lanka's tourism industry. These resources are valuable for universities conducting research and for industry stakeholders who need to plan and forecast their business activities. All reports can be accessed online via the official SLTDA website.



12.3 Tourism Product Development

a. Development of Yala Wild Resort

The Yala Wild Resort spans approximately 1,136 acres of SLTDA-owned land in Palatupana, blending eco-tourism with conservation. Of this total land area, 467 acres in the Yala buffer zone are designated for eco-tourism, while the remaining 669 acres serve as the tourism resort development area. According to the master plan for Yala Wild Resort, seven plots of land are leased out to tourism accommodation projects (excluding Jetwing and Cinnamon properties), three of which are in operation: Uga Chena Huts, Wild Coast Tented Lodge, and Hilton Yala. Additionally, the ENR Holdings (Pvt) Ltd. project has completed the planned villas for stage 1 and commenced trial operations by November 2024, with plans to begin stage 1 commercial operations in 2025.



The Senok Trade Combine (Pvt) Ltd., which had not progressed with construction since the 2021 Easter Sunday attacks (after completing about 25% of the construction), has initiated the new approval process to restart work, which SLTDA is closely monitoring. The Yala Holiday Resort (Pvt) Ltd. project is currently in the IRU approval process, while the One Nature (Pvt) Ltd. project is still on hold due to ongoing court cases.

Furthermore, following the master plan, SLTDA has leased out four additional 1-acre blocks of land to four investors for camping sites. However, concerns have been raised by the DWLC regarding the camping site locations, as they believe that some of these blocks are within the buffer zone. After discussions with DWLC, a decision was made to proceed with marking the buffer zone points on-site with the involvement of the Survey Department, which is planned for early 2025.

In 2024, the planned capital projects for Yala Wild Resort could not proceed until July/August, as all CAPEX items were put on hold as per a directive from the Ministry of Finance. From September 2024 onwards, capital project documentation was commenced for procurement to be implemented in 2025.

During 2024, SLTDA officers and hotel maintenance teams held discussions on the common access road, where both temporary and permanent feasible solutions and estimates were considered. However, due to the unusually heavy rains experienced throughout most of the year, only temporary minor repairs and maintenance were completed. The permanent long-term solution for the internal road network of Yala Wild Resort was agreed upon, with plans, designs, and estimates finalized for implementation in 2025.

b. Development of Kalpitiya Island Resort

The Kalpitiya Integrated Tourism Resort Project, located 150 km from Colombo in the Puttalam district, aims to create an eco-friendly, ocean/lagoon-based island resort with a USD 700 million investment, offering over 2,000 rooms and 5,000 jobs. By the end of 2024, 10 islands were leased to 7 investors, though discussions continue for Ippantivu Island due to the investor's reluctance to proceed. Four other projects are in the IRU approval process, with SLTDA coordinating with authorities to secure approvals. The islands of Uchchamunai (443.62 hectares) and Battalangunduwa (118.22 hectares) were promoted at international forums, including the FHS in Saudi Arabia (April/May 2024) and Dubai (September/October 2024).

Planned developments for 2024 included refurbishing the Karamba-Palaviya TIC office and finalizing common jetty designs. However, a temporary hold on CAPEX projects by the Ministry of Finance delayed progress until July/August 2024. By then, designs for the Karamba site office were finalized, and bids were called, but the decision to recall bids means the procurement process will restart in 2025. Delays in vesting SLTDA-requested lands for the Karamba site office and jetty area by the DS-Kalpitiya and Ministry of Lands further impacted progress. SLTDA continues discussions to resolve these issues, while the 10-year Tourism Development Master Plan (TDMP) for Kalpitiya is being developed in collaboration with the UDA.

c. Development of Kuchchaweli Beach Resort

The Kuchchaweli Beach Resort, a 510-acre property owned and developed by SLTDA in Trincomalee, aims to attract up-market tourists to the Eastern Province. Located between the Irrakkandy and

Salapayaru bridges, the resort has a master plan ensuring systematic development. By the end of 2024, 79 acres were leased to 6 investors, with Uga Jungle Beach Resort (Pvt) Ltd. operational and one investor commencing construction. Four other investors are finalizing designs and awaiting IRU approval, while two additional projects are expected to sign lease agreements by early 2025 for 30 more acres. Several new investment proposals are under evaluation by the Development Proposal Evaluation Committee (DPEC).

As per the master plan, 138 acres are reserved for common facilities, infrastructure, and animal movement, with 137 acres designated for elephant habitat conservation. However, land ownership claims emerged in 2024, which SLTDA is resolving with its legal division. Consultancy services for the resort are provided by M/s Wijayaratha Associates, covering design, documentation, bidding, and supervision. Due to CAPEX restrictions, progress in 2024 was limited to re-surveying, boundary opening, and road network development for Lot No. 5. Plans for 2025 include constructing the resort office, staff accommodations, and tourist police facilities.

d. Development of Dedduwa Lake Resort

Dedduwa is located 7 km east of Bentota in the Galle District of the Southern Province, and it consists of approximately 1,716 acres of land owned by the SLTDA. The ecology of this area includes marshy wetlands, abandoned paddy fields, mangroves, jungle areas, and water bodies. The SLTDA intends to develop the property as an "Integrated Lake Resort" with the aim of promoting unique, environmentally friendly tourism experiences with star-class accommodation.

Although the SLTDA initiated boundary reopening, surveying, and fencing work in 2021, we encountered significant resistance related to land boundaries from parties who appeared to be clear encroachers. This resistance made it impossible to move ahead, and our efforts to recommence work in 2024 were unsuccessful. Even after requesting the Divisional Secretary of Bentota for assistance, the progress remained almost zero.

Furthermore, the SLTDA's intended master plan for the Dedduwa Lake Resort could not proceed as a directive was received from higher government authorities to temporarily put this work on hold. However, SLTDA made progress in 2024 by acquiring beach connectivity for Dedduwa property. A total of 29 acres of land was surveyed for this purpose, and the Divisional Secretary of Bentota is to follow up and obtain instructions from the Ministry of Lands to proceed with Section 4 of the Land Acquisition Act for public notice to identify the landowners.

e. New tourism resorts in the Northern Province

The aim was to enhance Sri Lanka's tourism offering by focusing on tourism development in the Northern region by identifying strategic locations in the Northern Province.

Delft Island

In 2024, SLTDA made progress and finalized 47 acres of land on Delft Island for tourism resort development purposes. The vesting process for this identified land was expedited through constant follow-ups with the Divisional Secretariat (D.S.) office and the Land Commissioner. This effort was

aimed at facilitating the smooth transfer of the land for theme resort development, ensuring that necessary steps were taken to accelerate the process and meet project timelines.

Mannar

In 2019, the SLTDA initiated the land acquisition process in Mannar by depositing Rs. 61 million with the Divisional Secretary as an advance. Since then, the SLTDA has made every effort to advance the acquisition process through continuous follow-ups with the Divisional Secretariat (D.S.) office and regular engagements with the Land Commissioner, ensuring that all necessary legal and administrative steps are taken. These actions are aimed at streamlining the land acquisition process.

f. Progress made on the SLTDA-owned lands

Pidurangala property

In 2024, SLTDA progressed with developing a conceptual plan for Pidurangala, which SLTDA intends to expand and convert into a more detailed master plan in 2025. Discussions were also held with the Central Cultural Fund, which is currently residing on part of the property, for a joint project with development activities under the theme of a forest resort.

Rasool Thottam land in Nilaweli

The land is located at Nilaweli Beach, in close proximity to Pigeon Island in Trincomalee. By the end of 2024, the SLTDA had cleared about 75% of the encroachment issues on this 60-acre property. However, there are still some ongoing court cases in the District and Magistrate's Courts of Trincomalee and Kuchchaweli. SLTDA is working with the remaining encroachers for mutual settlements or to proceed with legal procedures.

Additionally, in 2024, some investors, as well as a few encroachers, approached SLTDA and requested to enter into lease agreements for hotel projects. These requests are currently under evaluation through the DPEC. The SLTDA has completed the initial work and intends to develop a detailed master plan, as well as to secure and protect the land boundaries in 2025.

Medway estate in Nilaweli

This is another beach property owned by the SLTDA, consisting of 21 acres, 2 Roods, and 12 Perches, located in Nilaweli, Trincomalee. During 2024, a project proposal from an investor for an 11-acre portion of this property was evaluated and approved by the DPEC, and the process for signing the lease agreement is now underway.

g. Progress made on clearing other lands

Alas Garden in Trincomalee - An encroachment survey was conducted, along with the installation of name boards on the ground, to consolidate SLTDA's ownership position. Further, several discussions were held to take over the government office located within the premises.

Thambalagamuwa Land in Kantale - Payment was made for the re-survey of this land, and SLTDA is following up on the same for vesting.

Muttur Land in Trincomalee - SLTDA continuously followed up and held discussions with the Forest Department to get the identified land released, and SLTDA is processing the request with the Commissioner General of Lands to grant the land to SLTDA.

Akurala Land in the Southern Province - Necessary steps were taken to submit the acquisition proposal after the land boundaries were re-identified with the Department of Land Utilization.

h. Progress Made on the Preparation of Tourism Development Master Plans (TDMPs)

The following is the progress made during 2024 on the TDMP works carried out by SLTDA through the UDA, as per the MoU signed with them:

Arugambay & Nuwara Eliya TDMPs - Final reports are ready, but the UDA intends to discuss them with the new government officials and obtain their consent before gazetting.

Hikkaduwa TDMP - The Hikkaduwa TDMP was prepared in alignment with the Hikkaduwa development plan. The final report for the Hikkaduwa TDMP was submitted to the SLTDA on 27th December 2024.

Kalpitiya TDMP - The work progressed slower than expected, and the interim report was submitted to the SLTDA in July 2024. A presentation of the plan was made by the UDA at the same time. The final report is expected by the 2nd quarter of 2025, after the second and final stakeholder meeting, which is scheduled to be held in the first quarter of 2025.

i. Supporting & Promoting Provincial-Level Tourism Development

Developing tourism with active provincial-level participation is not only vital for sustainability but also for promoting unique tourism opportunities available at regional levels. In this context, creating community awareness of development plans and initiatives, as well as empowering local communities, is key to driving eco-tourism concepts in a practical manner. Accordingly, during the year 2024, SLTDA conducted the following:

A programme was held in February 2024 at the Kukuleganga Resort for the stakeholders of the Bulathsinhala D.S. area (Western Province). The aim of this session was to build the capacity of tourism communities and service providers on tourism development plans, digital marketing, and the licensing process.

The Western Province Tourist Board submitted an initial quotation for international standard nameboards, which was higher than our estimate. Hence, SLTDA requested that they find a supplier who can meet our estimated cost, and they are working on this to implement installations in 2025.



j. National Holiday Resort - Bentota

The NHR Bentota is owned by the SLTDA, and as such, it is part of SLTDA's responsibility to ensure the smooth management of the resort by maintaining it to the required standards with enhanced services. To facilitate this, the SLTDA provides infrastructure and all common service facilities to resort stakeholders, including sewer treatment facilities, water supply services, cleaning of the resort area (including the beach area), and internal road maintenance.

During 2024, the SLTDA obtained lease rental valuations from the Government Valuation Department for the newly constructed three-story accommodation building, various shop units at the post office building and the shopping mall, as well as for the Sulanka bungalow. Accordingly, SLTDA has already identified lessees for the shop units in the post office building. For the accommodation building, the selection process has been completed, and SLTDA is awaiting the Hon. Tourism Minister's consent to proceed. For the Sulanka bungalow, the proposals received are in the evaluation stage by the DPEC, while bids for the shop units in the mall will be called by early 2025.

In order to provide better services within NHR Bentota, the following actions were initiated during 2024:

Repair and Maintenance of the Beach Road

In 2024, the SLTDA initiated a project to repair and pave interlock bricks in the portion of the beach road that had not been completed earlier. A major part of this road had previously been paved with interlock bricks, with an incomplete section at the start. This development will greatly benefit both local and foreign visitors, ensuring smoother and more sustainable infrastructure.

By the end of December 2024, the physical work completion was about 60%, and SLTDA hopes to complete the full job by the end of February 2025.



Installation of Solar-Powered Street Lights

The SLTDA identified serious concerns at NHR Bentota due to inadequate lighting along the beach road, resort premises, and the main hotel road. To address this, the SLTDA initiated a tender process for installing solar-powered streetlights. SLTDA expects to select a contractor and complete the task by the second quarter of 2025.

Safety Fence along the Railway Track

Recognizing the risk posed by the absence of a safety fence along the railway track, the SLTDA initiated the procurement process for the construction of a chain-link fence from Bentota railway station up to the railway crossing at the resort entrance near the NHR Bentota office building. The project completion target is March 2025.

k. National Holiday Resort - Passikudah

Considering the country's economic situation, the restrictions on CAPEX by the government, and also taking into account the large outstanding receivables from many resort hotels, the SLTDA could not initiate any major capital projects at the NHR Passikudah in 2024.

However, the following actions were taken during the latter part of 2024:

- Completion of re-cleaning the resort's key common areas and renovation of the tsunami memorial.
- The issue of CSTP's long-overdue payments to the service provider was addressed and resolved during the year by obtaining a 38% waiver from the service provider, M/s Lakdiyatha (Pvt.) Ltd., against the total outstanding balance as of 31st January 2024, together with a very reasonable payment arrangement. Further, a new tariff method was introduced for CSTP services with effect from February 2024, resulting in a drastic reduction in the monthly sewerage invoice values, and the entire benefit was passed on to resort hotels. Moreover, as agreed, a total repair and refurbishment of CSTP is in progress, including the installation of individual flow meters and the construction of sampling points and chambers.
- A project consultant was selected with SLTDA's board approval to revisit the NHR Passikudah master plan and initiate action. Accordingly, the contract was awarded to secure total consultancy consortium services, including the scope of works for design development, documentation for bidding, contract administration, and supervision of proposed constructions, repair, and refurbishment works at NHR Passikudah.
- The identified and proposed development works for NHR Passikudah included the construction of a new entrance structure, a children's park area, a water garden, a tourist police station with accommodation, a Tourist Information Center, a vehicle parking area, development of the public beach area, refurbishment of four lifesaving units, upgraded changing rooms with a toilet complex, a pump house, a storage water sump, an overhead tank, security huts, refurbishment of the resort office and resort officer accommodation, landscaping and beautification of common areas, a cultural center for common activities, boundary fencing where necessary, pedestrian bridges, and a crocodile fence to manage the crocodiles within the internal canal. These works will be carried out during 2025 in different phases/stages.



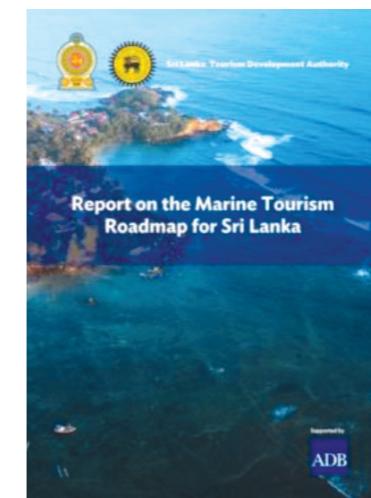
I. Foreign-Funded Project by the Korean Tourism Organization in Habarana

In February 2023, the KTO and the SLTDA signed a Record of Discussion (RoD) to launch a community-based tourism project in Habarana with a grant of USD 1.6 million from the Korean government. The aim of the project was to enhance tourism development in the North Central region by establishing tourism programs, building capacities, and strengthening local infrastructure. The project was implemented from February 15, 2023, to November 30, 2024. In July 2023, following the launch of the community-based tourism project, the SLTDA, in collaboration with KTO, presented the project concept to stakeholders and identified key areas for development. A Tourist Service Center was proposed for the Habarana rest house land, while the Community-Based Tourism (CBT) Village with a Welcome Centre was planned near Habarana Lake.

During the year 2024, the entire building construction works and landscaping related to the Tourist Service Center at Habarana Junction and the Tourist Welcome Center near Habarana Lake were initiated to develop tourism in the area with active community involvement. These projects were successfully completed in record time, and the opening of both facilities took place on December 12, 2024. This marked a significant milestone in the development of tourism in the North Central region, with the involvement of the community and key stakeholders.



m. Marine Tourism Roadmap for Sri Lanka



By late 2024, the SLTDA, with the assistance and guidance of the ADB-appointed International Consultant Ms. Ally Dragozet, and with active input from all key stakeholders and the 23-member Steering Committee comprising key public and private sector representatives, successfully completed the final version of the Marine Tourism Roadmap for Sri Lanka. This marks a significant milestone in the strategic development of the marine tourism sector in the country. The SLTDA intends to launch this Marine Tourism Roadmap by early 2025.

12.4. Sustainable Tourism

a. Development of Sigiriya as a sustainable destination through the certification of Green Destinations

Sigiriya, a renowned tourist attraction in Sri Lanka, was selected as the first destination to receive sustainability certification. With support from the UNDP BioFin Programme, measures were implemented to obtain this certification through Green Destinations. Key steps included raising awareness, developing a destination management plan with stakeholders, and completing an online evaluation platform. This process involved collaboration with agencies such as the Central Cultural Fund (CCF), Green Destinations, the Divisional Secretariat of Dambulla, the Central Province Tourism Department, and the Ministry of Tourism.

b. Private Sector Validation for the Sustainability Framework for Sri Lanka Tourism

A pivotal Private Sector Validation event was conducted to refine and validate the sustainability framework for Sri Lanka's tourism sector. This event aimed to align the framework with both national objectives and the United Nations Sustainable Development Goals (SDGs). Key goals included strengthening public-private partnerships to enhance sustainable tourism practices and ensuring the framework aligns with broader sustainability goals. The meeting effectively engaged key stakeholders,

leading to concrete commitments that support the development of a resilient and environmentally friendly tourism industry.

c. Self-assessment framework for sustainability

A self-assessment framework for sustainability in Sri Lanka's tourism sector was developed with the support of Solidaridad. An initial criteria finalization meeting took place in January, involving key stakeholders such as the Sri Lanka Tourism Development Authority (SLTDA), Solidaridad, UNDP, Intrepid, Control Union, and Green Destinations. This meeting resulted in the creation of a comprehensive set of self-assessment criteria, facilitated discussions on adopting sustainable standards, and garnered support for integrating sustainability into the tourism industry's practices. The launch of this self-assessment platform occurred on March 28, 2024, at Galle Face Hotel, with the participation of the Honourable Minister of Tourism.

d. Development of Mihintale as a sustainable Destination

A site visit was conducted at Mihintale to evaluate its potential for development as a sustainable tourism destination. The primary goal is to transform Mihintale into a model of sustainable tourism, striking a balance between fostering tourism growth and preserving its rich cultural and environmental heritage.

e. Good Travel Certification for SME sector

As part of efforts to promote sustainability within the SME sector, the Good Travel Certification was introduced under the National Sustainable Tourism Certification program. This initiative aimed to encourage small and medium-sized enterprises (SMEs) to adopt sustainable tourism practices, enhancing their environmental, social, and economic responsibility. Through this program, 101 SMEs successfully met the required sustainability criteria and were awarded certification, recognizing their commitment to responsible tourism. This initiative not only supports SMEs in improving their sustainability performance but also strengthens Sri Lanka's position as a responsible and eco-friendly travel destination.



f. SME Sector Good Travel Sustainable Tourism Certification Awareness Mobile in North Central Province

An awareness program was organized in the North Central Province to promote the Good Travel Program among SMEs. The program aimed to encourage sustainable tourism practices and certification, enhancing competitiveness and profitability. Key objectives included advocating for sustainable tourism within the SME sector, educating boutique hotels on the certification process and benefits of the Good Travel Program, and sharing best practices in sustainable operations to improve profitability.

12.5. Quality Maintenance of Tourism Products and Services.

The Standards & Quality Assurance Division (S&QA) plays a pivotal role within the Sri Lanka Tourism Development Authority, serving as the primary regulatory body overseeing all tourist service providers in the country. Demonstrating agility in a dynamic environment, the S&QA Division has swiftly adapted its strategies to changing circumstances. This includes re-evaluating existing standards and introducing or adjusting regulations to meet the evolving needs of the tourism industry.

The S&QA Division primarily regulates all establishments and services catering to both domestic and international tourists. They ensure that these establishments maintain international standards, fostering a high-quality tourism experience in Sri Lanka. Additionally, the division's responsibilities encompass:

- a. Registration and Renewal of Licenses
- b. Issuing Liquor License Recommendations to the Excise Department
- c. Issuing Visa Recommendations to the Department of Immigration and Emigration
- d. Conducting Inspections
- e. Conducting Awareness Programs
- f. Providing Mobile Services
- g. Granting Relief Measures in Case of Crisis
- h. Handling Inquiries from the Public

Registration & Renewal

Table 3 - Registration and Renewal Details of Tourism Establishments and Services for the Year 2024

Registrations	No. of Establishments	
	Within the Year 2024	Total Up to (31/12/2024)
Accommodation Sector	532	4,598
Service Sector	549	2,912
Total	1,081	7,510

Table 4 - Number of accommodation and other service sectors registered with SLTDA - 2024

No	Category	Registrations 2024		Renewals 2024		Up to 2024/12/31	
		December 31	Units	December 31	Units	December 31	Rooms
Accommodations							
1	Classified Tourist Hotels	3	484	137	12,373	167	16,808
2	Heritage Hotels	0	0	2	312	2	314
3	Tourist Apartment hotel	1	25	0	0	1	25
4	Boutique Hotel	1	42	33	509	39	877
5	Boutique Villa	3	28	35	208	49	349
6	Eco Lodges	0	0	0	0	1	20
7	Tourist Hotel	11	1,620	142	4,389	201	8,785

No	Category	Registrations 2024		Renewals 2024		Up to 2024/12/31	
		Units	Rooms	Units	Rooms	Units	Rooms
8	Guest House	228	2,669	455	4,763	1,759	19,675
9	Themed Accommodation	0	0	1	11	1	11
10	Tourist Bungalows	212	955	144	645	1,121	4,743
11	Tourist Hostels	5	36	3	41	16	155
12	Camping Sites	4	37	8	25	15	142
13	Rented Homes	4	11	3	5	17	47
14	Rented Apartments	2	14	4	17	82	325
15	Heritage Bungalows	0	0	1	5	4	19
16	Heritage Homes	0	0	0	0	2	2
17	Home Stay Units	58	166	66	196	1,121	3,321
Sub Total		532	6,087	1,034	23,499	4,598	55,618

Services

No	Category	Registrations		Renewals		Up to	
		2024 December 31	2024 December 31	2024 December 31	2024 December 31	2024/12/31	
18	Tourist Restaurants	183		267		916	
19	Food Court	0		0		1	
20	Tourist Friendly Eating Places	115		26		340	
21	Spa & Wellness Centres	27		54		177	
22	Spice Garden	0		8		41	
23	Tourist Shops	4		11		96	
24	Water Sport Centers	3		9		48	
25	Travel Agency	217		314		1,293	
Sub Total		549		689		2,912	
Grand Total		1,081		6,087		1,723	
		23,499		7,510		55,618	

Table 5 - Registration Details of Tourism Guides for the Year 2024

Category	Registrations in the Year 2024	Total Registrations up to 31/12/2024
National	45	1,939
Chauffeur	38	1,582
Area (SLTDA + Provincial)	60	1,389
Site	0	104
Total	143	5,014

Table 6 - Renewal Details of Tourism Guides for the Year 2024

Category	Total up to (31/12/2024)
National	1,386
Chauffeur	1,026
Area (SLTDA + Provincial)	659
Site	18
Total	3,089

Recommendations for Visa and Liquor Licenses

SLTDA recommends visa and liquor licenses (including soft liquor permissions and hard liquor licenses) for selected tourist establishments and services. In 2024, SLTDA issued 1,106 recommendations for hard liquor licenses and 694 recommendations for soft liquor permissions. In 2024, SLTDA also issued 550 visa recommendations to the Department of Immigration & Emigration.

Table 7- Recommendations for Visa and Liquor Licenses 2024

Category	No. of Establishments		
	Soft Liquor	Hard Liquor	Residence Visa
Classified Hotels	-	104	89
Boutique Hotel	1	30	2
Boutique Villa	6	28	7
Heritage Hotels	-	8	7
Tourist Hotels	12	82	12
Apartment Hotel	1	-	-
Guest House	183	447	47
Tourist Hostel	2	-	-
Eco Lodge	-	-	-
Camping Site	6	1	-
Tourist Bungalows	209	-	-
Home Stay Units	39	-	-
Tourist Restaurants	91	406	101
Eating Places	144	-	-
Food Court	-	-	-
Spa	-	-	189
Travel Agency	-	-	84
Water Sport	-	-	9
Air Base Sky Diving	-	-	3
Total	694	1,106	550

Classification of Tourist Hotels

Table 8 - Number of inspections carried out during the year by month 2024

Month	J	F	M	A	M	J	J	A	S	O	N	D	Total
Inspections	284	259	331	296	253	523	397	428	298	368	325	466	4,228

Table 9 - Hotels classified as at 2024 by category

Category	No of establish- ments Within Year 2024	Total no. of Establishments Up to 31.12.2024
5 Star	-	30
4 Star	1	31
3 Star	-	26
2 Star	2	41
1 Star	1	41
Boutique Hotel	3	38
Boutique Villas	-	51
Heritage Hotels	-	2
Total Classified Establishments	7	260

Table 10 - List of Guidelines Developed – 2024

Land-Based Adventure Tourism Activities – 04

- 01 Caving
- 02 Leisure Cycling and Mountain Biking
- 03 High Rope Activities
- 04 Rock Climbing / Abseiling / Rappelling

Revisions - 02

- 01 Tourist Hotel Classification
- 02 Tourist Guest House

Table 11 - List of Awareness Programs and Mobile Services carried out 2024

No	Province	Date	Venue	Participants
1	Central Province	2024.03.07 & 08	Meemure	60
2		2024.08.27	Nuwaraeliya	158
3	Eastern province	2024.01.22	Passikudah	21
4			Batticaloa	18
5		2024.07.12	Trincomalee	32
6	Northern province	2024.12.16 & 17	Jaffna	45
7	Northwestern Province	2024.12.13	Chilaw	102

8	Sabaragamuwa Province	2024.01.29 & 30	Kithulgala	60
9		2024.05.30	Pinnawala	27
10		2024.09.10	Ratnapura	82
11		2024.12.03	Kegalle	63
12	Southern Province	2024.11.05, 06 & 07	Hikkaduwa	113
13	Uva Province	2024.02.22	Kataragama	42
14		2024.04.02 & 03	Ella	109
15		2024.07.25	Haputale	25



Table 12 - List of Training programs conducted for tourism stakeholders 2024

No	Event	Date	Venue	Number of Participants
01	Tourist Police Awareness Program - with the support of the British High Commission	26th March 2024	Ramada Hotel - Colombo	160
02	Inspection officer's workshop	11th June 2024	Ramada Hotel - Colombo	30
03	National Craft Council Capacity Building Development Workshop (For Selected Government Officers)	5th July 2024	Sri Lanka Foundation Institute in Colombo	68
04	National Craft Council Capacity Building	06th August 2024	Trincomalee and Puttalam	Online Programs
05	Development Workshop (For District Level Officers)	07th August 2024	Galle, Jaffna (Tamil Medium) Matara, and Kurunegala	
06		08th August 2024	Nuwara Eliya	



12.6. Events/Conferences

Participation in International Tourism Events

The Research and International Relations Division of SLTDA facilitated the participation of 14 officers in various conferences, forums, and events organized by UN Tourism, PATA, and other international tourism organizations in 2024. The list of conferences is as follows:

- 16th UNWTO Asia/Pacific Executive Training Programme on Tourism Policy and Strategy, Malaysia
- PATA Annual Summit, Macao
- The 2024 Coastal City Tourism Event, China
- PATA International Conference on Women in Travel, Philippines
- Tourism Conference on the Empowerment of Women in Tourism in Asia and the Pacific, Indonesia
- Regional Meeting of the Coalition of Finance Ministers for Climate Action (CFMCA), Philippines
- PATA Destination Marketing Forum 2024, Thailand
- Global Sustainable Tourism Conference (GSTC 2024), Singapore
- 9th UN Tourism Global Forum on Gastronomy Tourism, Bahrain
- First Ministerial Meeting on Climate Action in Tourism COP29, Azerbaijan.
- Regional Executive Training on Tourism for Rural Development for Asia and the Pacific in Brunei Darussalam.
- Seminar on Tourism Resources Exploitation and Environmental Protection in Developing Countries. P.R. China, held in Harbin, China

LOCAL EVENTS

a. World Tourism Day 2024

The National Celebration of World Tourism Day 2024 took place at the Cinnamon Grand Colombo under the theme "Tourism and Peace." The event brought together industry stakeholders, development partners, and government officials.

Globally recognized under the endorsement of UN Tourism, World Tourism Day aims to highlight the positive contributions of tourism. This year's theme, "Tourism and Peace," emphasized tourism's role as a catalyst for peace, fostering cross-cultural dialogue, and creating economic opportunities for local communities.



b. Sri Lanka Tourism Awards 2024

The Research and International Relations Division of SLTDA successfully organized the 7th edition of the Sri Lanka Tourism Awards, held on December 20th, 2024, at Cinnamon Life, City of Dreams.

The event aimed to promote and enhance service standards, encourage best practices, and cultivate a culture of excellence and innovation within the tourism industry. A total of 78 awards were presented across 13 main categories, including:

- General Awards
- Special Recognition Awards
- Tourism Accommodation
- Specified Tourist Services
- Sustainable Practices in Tourism Services
- Tourist Restaurants (Large Category)
- Airlines' Contribution to Tourism
- Cruise Line Operator/Provider or Facilitator of the Year
- MICE Tourism
- Digital Tourism and Marketing Promotion
- Training Institutions in Travel and Tourism
- Excellence in Service

The event drew over 570 participants. Hon. Vijitha Herath, Minister of Foreign Affairs, Foreign Employment, and Tourism, graced the occasion as the Chief Guest, while Mr. Noor Ahmad Hamid, Chief Executive Officer of the Pacific Asia Travel Association, attended as the Guest of Honour.

For the first time in history, the tourism awards were made carbon neutral. Efforts were made during planning to reduce emissions, and the remaining 23.44 tons of CO₂ were offset by supporting a project that converts rice husks into energy.



b. Tourist Police Post at Mount Lavinia

The construction of a Tourist Police Post at Mount Lavinia aims to enhance the safety and security of both tourists and locals, address illegal activities and improve crowd management. This initiative supports responsible behavior, environmental conservation, and the preservation of the beach as a popular and secure tourist destination.



c. Viewpoint Development - Shanthipura, Nuwara Eliya

The Shanthipura Viewpoint is one of the most attractive scenic viewpoints located at a high altitude in Nuwara Eliya, Central Province. To enhance the tourism experience and improve the quality of services and facilities for both local and foreign visitors, the development of the Shanthipura Viewpoint project has been initiated as a joint effort by the SLTDA and the Sri Lanka Air Force (SLAF). The project is being carried out with financial assistance from SLTDA. This initiative aims to develop Shanthipura Viewpoint as a major tourist attraction. The construction of the project commenced in July 2024 and the project was completed and opened to the public in January 2025.



d. Conducting Provincial Progress Review Meeting

A Provincial Progress Review Meeting was conducted by the SLTDA to evaluate the initiatives and progress of Provincial Domestic Tourism Development, enabling better monitoring, evaluation, and planning at the provincial level. The meeting was held at the Ramada Hotel in Colombo in April 2024 and was attended by 70 high-level officials from the provincial tourism authorities of all nine provinces. The highlights of the meeting included:



12.7 Domestic Tourism

Provincial Domestic Tourism Development Programs

a. Construction of a Craftsmen Shelter at Madunagala Hot Water Springs, Southern Province

A craftsmen's shelter was constructed at Madunagala, Embilipitiya Hot Water Springs in the Southern Province in collaboration with Ruhunu Tourism Bureau to enhance the existing Hot Water Springs by providing facilities for craftsmen to showcase their products. The aims are to improve the local economy and to promote the area as an attractive tourist destination.



- Development of tourism facilities, focusing on infrastructure improvements and the establishment of facility centers in provincial tourist locations.
- Identification of potential tourism development opportunities at the provincial level.
- Providing guidance and financial support to promote sustainable tourism facility development across the provinces.



e. Environmental Sustainability Programme

The beach cleaning activities were carried out to promote environmental sustainability, health and safety, and local engagement for the enhancement of potentially identified tourist destinations. The aim of this program was to raise awareness about environmental conservation, maintain the beautification of coastal areas, improve health and safety benefits, reduce pollution—especially in high-demand tourist destinations—and encourage stakeholder participation. Successful beach cleaning programme were conducted by SLTDA at Preethipura (Wattala), Weligama, and Kalpitiya, in collaboration with relevant stakeholders (provincial and urban councils, the Urban Development Authority, the Tourist Police Division, the Coast Conservation and Coastal Resource Management Department, the community, and hoteliers). SLTDA plays a leading role in the National Clean Sri Lanka and Beautiful Coastline programs currently underway by the Ministry of Environment and the Presidential Secretariat.



Beach Cleaning Programme - Weligama
(April 2024)



Beach Cleaning Programme - Kalpitiya
(November 2024)



Beach Cleaning Programme – Bentota
(June - 2024)



Beach Cleaning Programme – Preethipura
(February 2024)

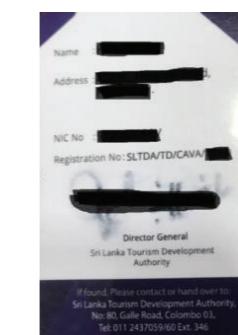
f. Capacity Building and Trainings

Tourist Driver Training Programmes

To support tourist drivers in providing quality and recognized services to tourists, the SLTDA conducted a four-day training programme for the 5th consecutive year. The training, conducted by SLITHM, aims to enhance the drivers' skills and capacity to deliver better transport services to tourists, ensuring a more satisfying travel experience while maintaining quality service. Five training programs were conducted in 2024. In addition, two refresher courses were held for the renewal of tourist driver IDs. These programs aimed to refresh their knowledge and update them on safety regulations and customer service practices. A total of 1,010 applicants qualified to receive new and renewed ID cards for the year 2024.



SLTDA Issued 828 New ID cards and 182 renewal IDs in 2024



Tourist Driver ID Card - Front side



Tourist Driver ID Card - back



Driver ID Lanyard

Life saving Guards Training Programmes

Training in lifesaving is an essential part of the tourism industry to ensure the safety and protection of tourists in coastal zones. SLTDA conducted two knowledge-sharing sessions in Ahungalla and Hikkaduwa, focusing on lifesaving techniques for hoteliers. These sessions equipped hoteliers with the necessary skills and knowledge to obtain a lifesaving certificate from the Sri Lanka Life Saving Association. By acquiring this certification, hoteliers are better prepared to ensure the safety and protection of visitors, thereby enhancing overall safety standards in the hospitality industry.



Workshops and Training Aimed to Promote Tourism Related SMEs

Training and workshops for Small & Medium Enterprises (SMEs) were conducted to improve productivity, increase self-employment, and create market opportunities. These programmes develop local economies by enhancing skills and creating jobs, improving service quality to meet global standards, and fostering innovation. Two SME workshops were conducted in Kurunegala and Attanagalla, and 175 beneficiaries were empowered.



g. Community Awareness Programme

School Awareness of Selected School Children

- Awareness of tourism-related initiatives conducted by SLTDA for young people to build awareness and capacity on Sustainable Tourism Development and the available opportunities in the hospitality sector.
- Awareness programmes were conducted in Hambantota for schoolchildren, with the participation of 218 students, encouraging them to explore potential careers in tourism.

- An exhibition on tourism-related initiatives and opportunities was held in Galle, Kuliyapitiya, and Mahiyanganaya. Approximately 1,500 young individuals participated, gaining valuable knowledge on tourism-related topics."



School Awareness programme in Hambantota

Awareness programme - Galle



Awareness programme - Mahiyanganaya

Awareness programme - Kurunegala

Awareness Programme to Streamline the Quality of Service of Taxi Drivers at Hambantota

SLTDA organized an awareness programme for taxi drivers in collaboration with the Divisional Secretariat – Hambantota, Sri Lanka Police, Sri Lanka Ports Authority, SLITHM, Ruhunu Tourism Bureau, and the Cruise Organizers to streamline the process and quality of tourist service providers in the Hambantota area. Approximately 150 tourist service providers participated in the program, where technical guidance was provided on offering quality and improved services to cruise tourists and enhancing the professional standards of tourist drivers.



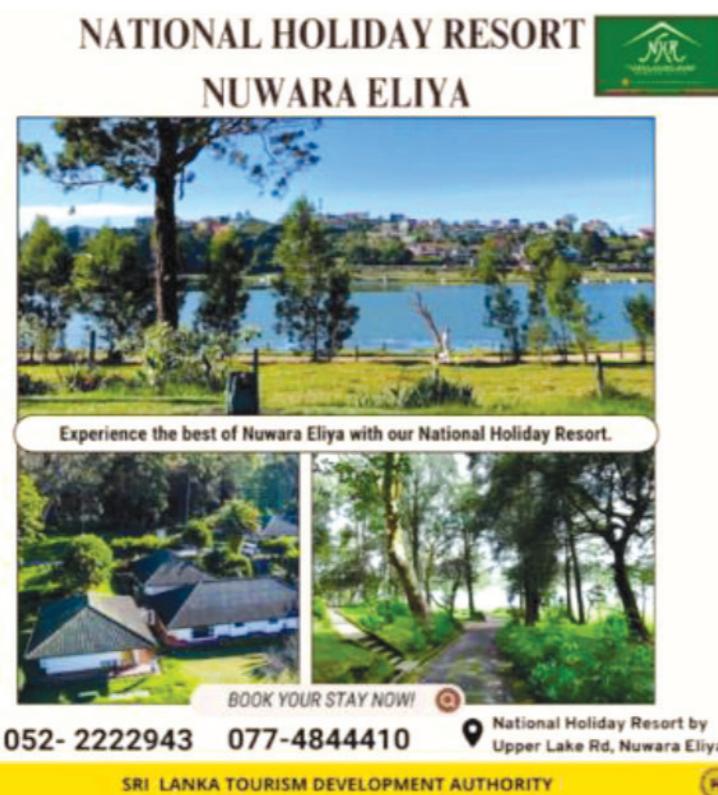
h. Emergency Relief for Tourists

SLTDA was involved in providing emergency relief with the assistance of the Tourist Police Division to offer immediate support and assistance to tourists facing unforeseen challenges, harassment, and crises during their visit. The instances where assistance was provided include medical emergencies, safety and security, loss of documents and valuables, and language support. In 2024, SLTDA intervened to support 13 such incidents.



12.8 National Holiday Resorts by SLTDA

SLTDA operates four holiday resorts in Kataragama, Anuradhapura, Bandarawela and Nuwaraeliya. In 2024, SLTDA achieved revenue of Rs. 105 million, according to the daily sales records kept by the RM (Trading Resorts) division. This reflects an increase in sales of Rs. 10.5 million. Notably, this growth was achieved without any enhancements to the deteriorating buildings. Increased rates with board approval contributed to boost sales and minimize losses.



Following works are done during the year for these resorts development.

a. Empowering Resort Managers/Officers

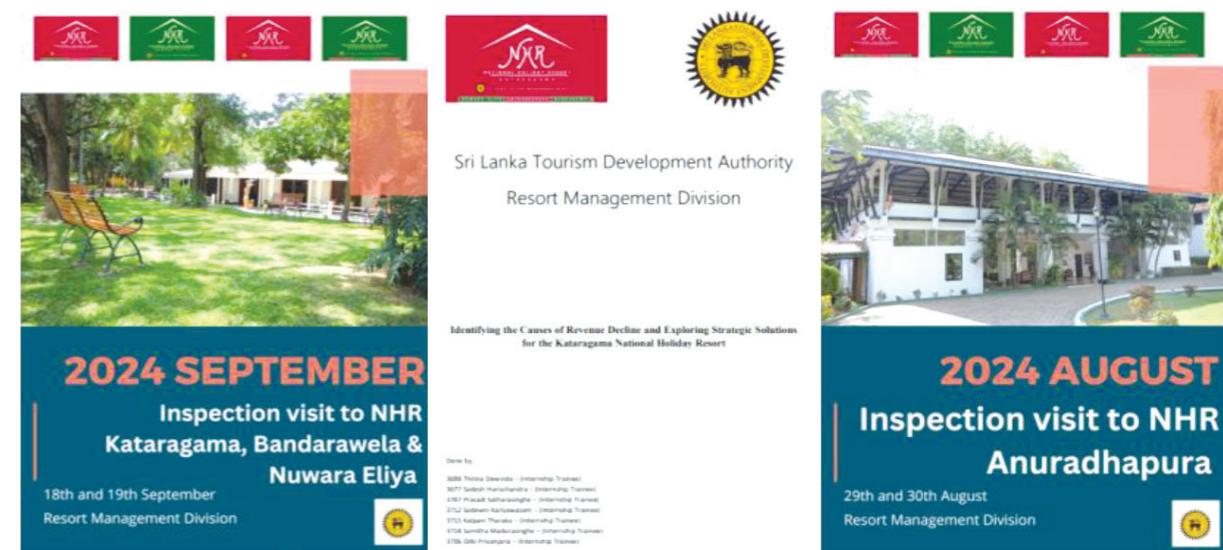
This was done to enable the execution of preventive and routine maintenance, as well as to carry out urgent repairs and purchases, with well-specified guidelines and proper approval processes. This initiative was carried out by obtaining approval from the SLTDA board.

b. Staff Transfer Initiative

The staff transfer involved relocating resort managers and other personnel, many of whom had been assigned to specific resorts for extended durations. This initiative aimed to provide them with a refreshing environment and an opportunity to revitalize their stagnant work lives. Additionally, some employees were identified as potential candidates for business development roles.

c. Site Visits

After each visit, comprehensive reports were compiled, detailing the observations made during the visit. These reports were subsequently communicated to the respective resort managers/officers to ensure they were informed and could take necessary action based on the findings.



d. Allocating Budgets for Social Media Campaigns

For the first time, a budget was allocated for social media campaigns. This included increasing our reach on Facebook and creating a unified Facebook page for all resorts: <https://www.facebook.com/SLTDAKatharagama>, and executing aggressive marketing campaigns.

Social Media Presence:

- Facebook: Reached approximately 940,000 views (2.0 million likes and 1.6 million followers)
- TikTok: 80,000 reach (1.1 million followers)

Content Creation:

- 100+ Facebook posts
- 4 TikTok videos (505 followers and 7,049 likes)



National Holiday Resorts By SLTDA
1.7k likes · 1.9k followers

[Message](#) [Liked](#) [Search](#)

Page overview
Last 28 days

Views 83,746

Reach 35,802

Content interactions 675

Follows 196

[See more](#)

e. Implementation of 5S in the Head Office and Resorts

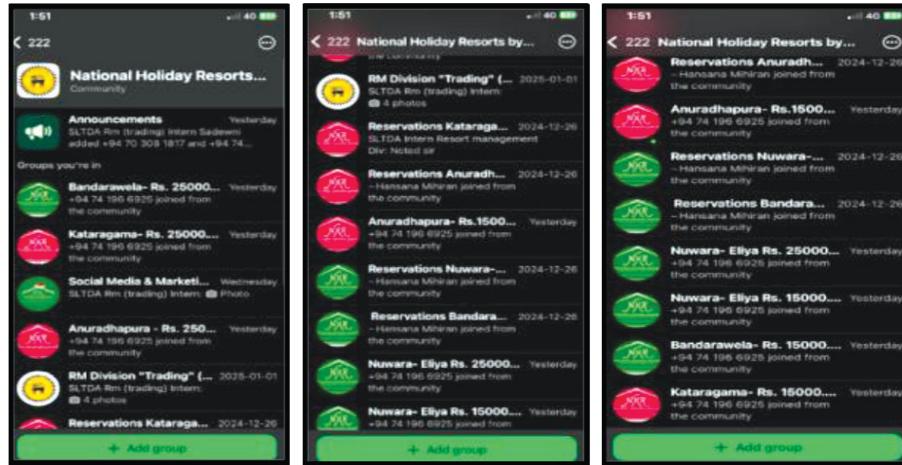


f. Development of New Staff Booking Format

A new format for staff bookings was developed to eliminate traditional confusion by establishing a clear process. This will help manage continuous last-minute cancellations and no-shows, ultimately reducing confusion within the division.

g. Creation of the WhatsApp Community

The primary goal of this initiative was to streamline operations, maintenance, and reservation processes, while facilitating the sharing of common messages and notifications among resort officers. This platform has since become the most convenient communication method.



h. Logo Creation for four Resorts

- NHR-Anuradhapura and Kataragama: Logo in red to give a more religious/traditional look.
- NHR-Nuwara Eliya and NHR-Bandarawela: Logo in a green background to reflect a more festive/holiday theme.



i. Creation of Feedback Sheets

Feedback sheets were created to understand customer preferences and make necessary improvements based on the observations.

j. **Recruitment of Interns (Major Move)**

Due to a shortage of approved workforce, opportunities were offered to students from universities such as CINEC, NSBM, Sabaragamuwa University, and Rajarata University, studying tourism, hospitality, event management, and landscape architecture from Moratuwa University. This collaboration was a win-win for both parties.

k. Development Progress at NHRs

Significant progress has been made in the development of NHR-Anuradhapura, with close to 90% completion. Ongoing collaboration with the Central Engineering Consultancy Bureau (CECB) is focused on refurbishing other resorts, such as NHR-Nuwara Eliya, NHR-Bandarawela, NHR-Anuradhapura, and NHR-Kataragama.



12.9 Other key functional areas

A. Information Communication Technology

The ICT Department manages the entire ICT infrastructure of the SLTDA, SLTPB and SLCB. Below are some key highlights from 2024:

a. New Registration Category Guideline for "Tourism Apps"

The guideline for the new "Tourism Apps" registration category was finalized. The primary aim is to standardize various apps and online platforms operating in Sri Lanka, ensuring protection for tourists from scams. This initiative will also contribute to the growth of the Tourism Development Levy Fund.

b. New Complaint Management System

An in-house developed Complaint Management System was successfully launched. This system, featuring enhanced security and additional functionalities, enables both tourists and local guests to easily report issues or unfair treatment to authorities.

c. AI-based Chatbot

An AI-based chatbot was introduced on the SLTDA website (sltda.gov.lk). This tool is designed to assist visitors by answering simple, natural language queries. Currently, it is limited to registrations and statistics. Continuous improvements to its capabilities are planned to enhance user experience.

d. Online License Registration Services

The online license registration service continued to issue SLTDA licenses for 2024, providing online access to government services for stakeholders in the tourism industry.

e. Upgrade of Online Registration Service

The upgrade of the online registration service is underway, aiming to integrate the latest technology. While some challenges have been encountered, alternative solutions are being explored to ensure the success of the upgrade.

f. E-Learning Platform and Mobile App Development

The ICT department has assisted in the development of an E-Learning platform for homestays, in the S & QA division of SLTDA, and a tourism information-focused mobile app by the STPB, both with assistance from the ADB. Hosting and certain API's have been provided by the ICT department, and various alignment activities are currently in progress, together with the developing agencies.

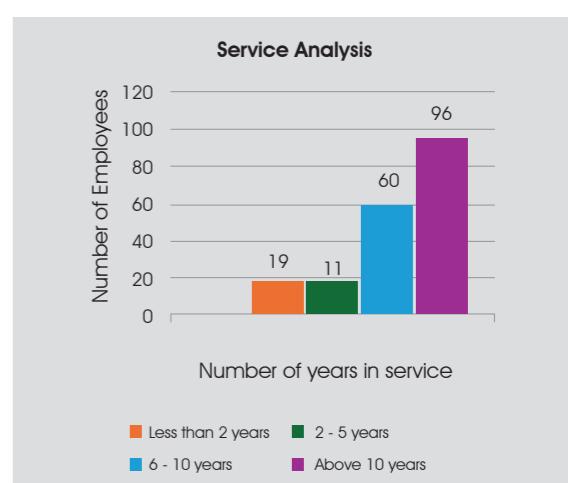
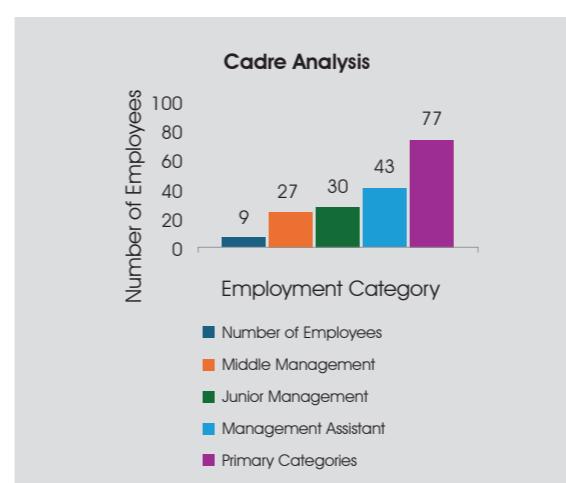
g. Ongoing ICT Infrastructure Improvements

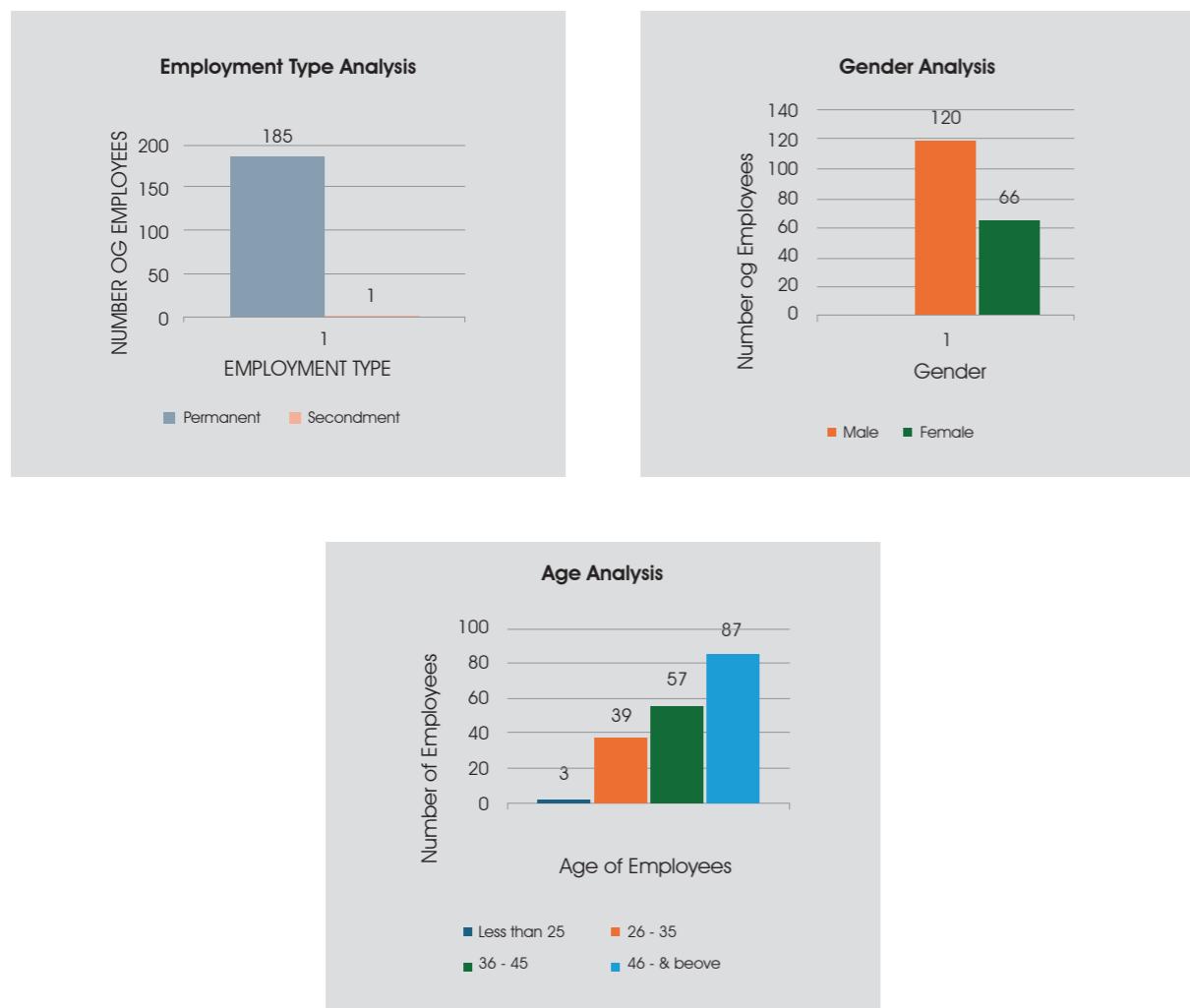
As part of ongoing improvements to ICT infrastructure, the department has continued to implement server and link optimizations that began in 2021. These efforts have resulted in annual savings of approximately Rs. 9.56 million from 2021, compared to previous years, contributing to enhanced work efficiency and better data security.

B. Human Resources & Premises Management

In 2024, the Human Resources & Premises Management division of the Sri Lanka Tourism Development Authority (SLTDA) played a pivotal role in ensuring that the organization's workforce remained effective and motivated. Throughout the year, the HR division focused on fulfilling human resources requirements. Comprehensive training and development programs were implemented to upskill employees, aligning their capabilities with the evolving needs of the industry. Furthermore, the division diligently monitored employee performance and conducted regular evaluations to promote a culture of accountability and excellence. The HR division also spearheaded efforts to ensure compliance with labour laws and regulations, safeguarding the rights and well-being of SLTDA staff.

The total staff cadre as of December 2024 stood at 186, with an annual staff turnover rate of 8.6%. In 2024, the HR Division encountered a significant challenge with talent retention, as employee turnover increased compared to the previous year. This trend was largely fueled by the government's low compensation packages, which led many employees to pursue better opportunities abroad, contributing to a rise in migration for foreign employment.





C. Premises Management

Although CAPEX restrictions were imposed by the government until July/August 2024, towards the end of the year, the SLTDA took action on the following:

- **Replacing the Damaged Aluminium Windows on the Seaside Walls of the Main SLTDA Building, Together with Crack Repairs, Waterproofing, and Painting**

Almost all windows in the building had deteriorated, and water was seeping through during rainfall, making it extremely difficult to work. Therefore, new powder-coated aluminum windows were installed on the seaside walls as Stage 1, where the rainwater issue was at an unbearable level. Further, cracks were identified on the outer walls of each floor exposed to the sea breeze during the window replacements. Following the State Engineering Corporation's (Consultant) recommendations, these cracks were fully repaired, the entire wall was waterproofed, and a fresh coat of paint was applied. This work has been successfully completed.

- **Generator of SLTDA**

The generator at the SLTDA had been non-operative for an extended period. After evaluating whether to repair or purchase a new one, it was decided to proceed with repairs, saving a significant amount

of money. Accordingly, in 2024, SLTDA arranged the repair work with the agent at an estimated cost of approximately 7 million, and currently, about 50% of the repairs have been completed. The SLTDA intends to reinstall the repaired generator at the SLTDA premises by early 2025.

- **Pantry Area Repairs at the Chairman's Office**

This task was taken up as the sink, light fittings, and wooden cupboards in the pantry area of the Chairman's office were in poor condition, and the ceiling was badly damaged. Thus, all key items in poor condition were replaced, the ceiling was repaired, and the sink was fitted with a granite top. The pantry area was successfully transformed with color washing, giving it a brand-new look.

- **Elevator of the SLTDA**

The elevator in the SLTDA building is very old and requires frequent repairs. Given that the agent also indicated that this is an outdated model with limitations on spare parts, it was decided to install a new elevator. Accordingly, in 2024, SLTDA called for bidders, but the process ended with the decision to recall, as SLTDA later decided to go for an elevator that can service all floors (5 levels) instead of 4 levels. The procurement process for purchasing this new elevator was initiated in December 2024, with completion expected by 2025.

D. Internal Audit

The Internal Audit (IA) Division, an independent unit within SLTDA, plays a key role in enhancing organizational effectiveness through a systematic approach to evaluating and improving risk management, controls, and governance processes. In 2024, the division issued 28 audit reports and 5 observation reports, providing actionable recommendations that led to cost reductions, minimized discrepancies, and streamlined processes. A system audit of the License Registration & Renewal System was conducted to improve customer facilitation.

The IA Division also held 3 quarterly Audit & Management Committee (AMC) meetings, complying with General Treasury requirements, and supported line ministry AMC meetings by providing essential reports and information to address financial and operational challenges. Additionally, the division actively contributed to preparing SLTDA's Annual Reports from 2014 onward, ensuring transparency and accountability.

E. Legal

The main functions of legal division involves providing legal advice on the day-to-day operations of the SLTDA, drafting legal documents for cases involving or initiated by the SLTDA, and representing the organization in courts, tribunals, and commissions such as the Labour Tribunal and Human Rights Commission. It also includes coordinating and attending consultations with the Attorney General's Department and private counsel, preparing and executing various agreements (e.g., service, employment, and lease agreements), and advising the Chairman, Director General, and Human Resources on disciplinary matters, including drafting necessary documentation. Additionally, the role entails attending court hearings on behalf of the SLTDA.

In recent developments, the legal department has successfully executed two lease agreements and finalized ten additional service contracts, reflecting a commitment to strengthening operational frameworks. In terms of litigation, seven cases were initiated in the Magistrate Court of Kuchchaweli, and one human rights case reached a settlement. Currently, the department is managing a total of

50 pending cases across various judicial levels: 10 in the Supreme Court, 18 in the Court of Appeal/Appellate High Court, 9 in the District Court, and 13 in the Magistrate Court. Additionally, approximately 25 legal opinions have been provided to the S & QA Division and other departments, underscoring the department's advisory role within the organization. Nearly fifty complaints have been managed, with some referred to the Tourist Police for appropriate action, others resolved, and the remainder currently undergoing resolution.

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MAJESTIC GIANTS IN NATURE'S SANCTUARY



SLTDA champions tourism by developing it into a key economic driver of Sri Lanka. SLTDA is known for partnership, innovation, and excellence.

Name	- Sri Lanka Tourism Development Authority
Legal form	- Statutory corporation incorporated under the Tourism Act No. 38 of 2005
Head Office	- No. 80, Galle Road, Colombo 3
Contact details	- Tel: 0112 426 800, 0112 426 900 Fax: 0112 437 953
Web	- www.sltda.gov.lk
Locations of National Holiday Resorts	: Bentota, Girithale, Kalpitiya, Kuchchaveli, Passikudah, Polonnaruwa, and Yala
Locations of Domestic Holiday Resorts	: Anuradhapura, Bandarawela, Kataragama and Nuwara Eliya.

Board members of SLTDA during the year 2024

- i. Mr. Priantha Fernando - Chairman, SLTDA
- ii. Mr. Ramzan Sariffodeen - Director General, SLTDA
- iii. Ms. Anoma Nandani - Board Member (Treasury Representative)
- iv. Mr. M. Shanthikumar - Board Member (Industry Representative)
- v. Mr. Sabry Bahadeen - Board Member (Industry Representative)
- vi. Mr. Nishantha Cooray - Board Member (Minister's representative)
- vii. Mr. Nishad Wijetunga - Board Member (Industry Representative)
- viii. Mr. E.S.G. Edirisinghe - Board Member (Local Government Representative)
- ix. Ms. Uma Neranjan - Board Member (Ministry Representative)

Members of Audit and Management Committee during the year 2024

- Ms. Anoma Nandani - Chairman (Board Member - Treasury Representative)
- Mr. Sabry Bahadeen - Member (Board Member - Industry Representative)
- Mr. Nishantha Cooray - Member (Board Member - Industry Representative)
- Ms. Karthi Naheem - Secretary, Internal Auditor, SLTDA

Senior Management during the year 2024

Name	Division	Designation
Mr. Ramzan Sariffodeen	Director General's Office	Director General (Acting)
Mr. Upali Rathnayake	Deputy Director General's Office	Deputy Director General
Mr. Mihira Liyanaarachchi	Human Resources and Premises Management	Director
Dr. Prasad Jayasuriya	Tourism, Planning and Development	Director
Mr. Udana Wicramasinghe	Research & International Relations	Director
Ms. Tharanga Rupasinghe	Standards and Quality Assurance	Director
Mr. Sampath Ganepalaarachchi	Financial Management	Director
Mr. Chinthaka Abeykoon	Information and Communication Technology	Director
Ms. Karthi Naheem	Internal Audit	Internal Auditor
Mrs. Nirosha Kannangara	Legal Division	Director
Mrs. Manjula Weerakkody	Domestic Tourism and Community Relations	Director



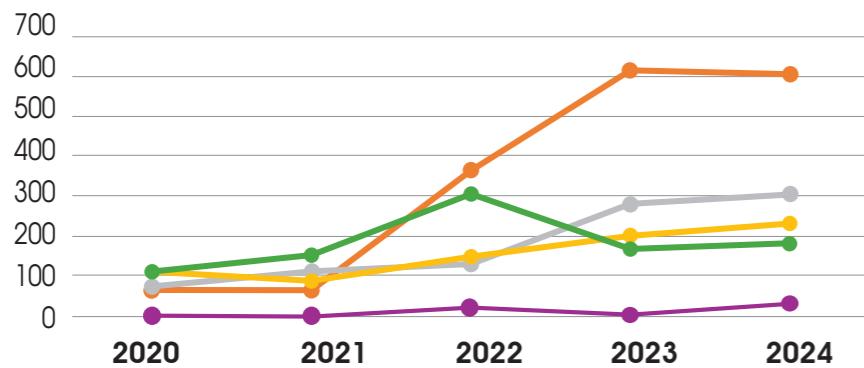
14 Financial Performance

The primary sources of income for SLTDA are categorized into four groups: Embarkation Levy (EL), Tourism Development Levy (TDL), resort operations, and other income. EL is directly tied to inbound and outbound tourism, while TDL is derived from revenue generated by both domestic and inbound tourism.

Table 13 - Financial performance: income earned from 2020 to 2024 (Rs. Million)

Income	2020	2021	2022	2023	2024
Embarkation Levy	68.53	67.75	363.7	611.51	601.72
Tourism Development Levy	76.99	114.25	132.15	281.45	304.45
Fees & Licenses	113.14	90.88	150.83	201.79	232.68
Surplus from Resorts operation	4.89	0.71	23.97	5.56	34.17
Other Income	113.83	154.43	305.66	169.73	183.84
Total Income	377.38	428.05	976.32	1,270.04	1,356.86

INCOME Rs. Mn.



● Embarkation Levy
● Tourism Development Levy
● Fees & Licenses
● Surplus from Resorts Operation
● Other Income

Table 14 - Expenses incurred from 2020 to 2024 (Rs. Million)

Expenses	2020	2021	2022	2023	2024
Wages, Salaries & Employee benefits	167.69	153.36	167.83	175.17	222.71
Supplies & Consumables Used	97.68	109.92	122.5	147.86	140.94
Trade Related Expenditure	187.4	216.04	65.41	79.69	192.76
Other Expenses	4.7	4.41	3.06	43.32	11.46
Finance Expenses	0.24	0.31	0.13	0.21	0.22
Total Expenses	457.71	484.04	358.9	446.3	568.1





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ANNUAL ACCOUNTS

SRI LANKA TOURISM DEVELOPMENT AUTHORITY
Statement of Financial Position as at 31 December, 2024

Retain Earning	4,020,873,858	3,230,396,957
Sinking Fund	759,021	759,021
Tourism Fund	930,000	930,000
Total Net Assets/Equity	48,923,454,030	45,264,382,230

	Note	2024 (Rs.)	2023 (Rs.)
ASSETS			
Current Assets			
Cash and cash Equivalent	4	3,114,913,013	2,213,616,368
Trade and other Receivables	5	1,190,114,435	1,419,532,656
Inventories		8,674,017	12,738,961
Other Current Assets	6	29,704,359	29,827,717
Total Current Assets		4,343,405,824	3,675,715,702
Non-Current Assets			
Property,Plant & Equipment	7.1	3,068,484,234	2,799,955,261
Application Software	7.1	1,483,460	3,657,312
Work -in- Progress	8	308,929,215	242,282,096
Development Cost	7.2	210,317,154	243,595,950
Investment Property	3.9	41,796,527,993	39,288,801,368
Long Term Investments	9	8,693,969	8,392,208
Total Non-Current Assets		45,394,436,025	42,586,684,195
Total Assets		49,737,841,849	46,262,399,897
LIABILITIES			
Current Liabilities			
Trade Creditors and Other Payable	10	575,464,474	835,901,545
Revenue in Advance		5,478,946	2,951,002
Accrued Expense		134,207,995	76,657,085
Bank Overdraft	23	11,590,903	6,605,437
Total Current Liabilities		726,742,318	922,115,069
Non Current Liabilities			
Provision for Retirement Gratuity	11	87,645,501	75,902,598
Total Non Current Liabilities		87,645,501	75,902,598
Total Net Assets/ Equity		48,923,454,030	45,264,382,230
NET ASSETS/EQUITY			
Government Account		14,272,174	14,272,174
Kalpitiya Equity	22	46,396,422	46,396,422
Revaluation Reserve		43,404,178,722	40,535,583,823
Capital Contribution		1,436,043,833	1,436,043,833



Sampath Ganepalaarachchi
Director/Financial Management

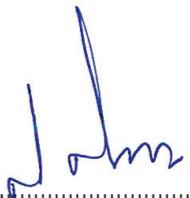
The Accounting Policies on **Pages 88 to 92 and notes on pages 93 to 126** form an integral part of these Financial Statements. The Board of Directors is responsible for the preparation and presentation of these Financial Statements. These Financial Statements were approved by the Board of Directors and signed their behalf.



Buddhika Hewawasam
Chairman



Malkanthie Rajapaksha
Director General



Nihal Muhandiram
Board Member

SRI LANKA TOURISM DEVELOPMENT AUTHORITY

Statement of Financial Performance For the period ended 31 December, 2024

	Note	2024 (Rs.)	2023 (Rs.)
Revenue			
Embarkation Levy	12	601,727,127	611,513,016
Tourism Development Levy	13	304,458,254	281,450,980
Fees and Licenses	14	232,684,337	201,793,810
Surplus/(Deficit) from Resort Operation	15	34,175,638	5,560,257
Other Income	16	183,846,298	169,737,054
Total Revenue		1,356,891,654	1,270,055,117
Expenses			
Wages,Salaries & Employee Benefits	17	215,993,565	175,178,484
Supplies and Consumables Used	18	140,946,702	147,864,707
Trade Related Expenditure	19	192,760,393	79,692,657
Depreciation and Amortization Expense		48,188,963	37,247,355
Other Expenses	20	11,467,313	43,327,285
Finance Expenses	21	229,177	219,398
Total Expenses		609,586,113	483,529,886
Surplus / Deficit for the Period before Tax		747,305,541	786,525,231
Tax Expense		51,174,361	35,394,488
Net Surplus / Deficit for the Period after Tax		696,131,180	751,130,743

CASH FLOW

Statement for the Year Ended 31 December, 2024

	2024 (Rs.)	2023 (Rs.)
Cash Flows from Operating Activities		
Net Surplus / Deficit)for the Period before taxation	747,305,541	786,525,231
Adjustments for		
Depreciation	150,221,368	127,704,905
Increase/(Decrease) in Provision for Doubtful debts	(929,587)	-
(Gain)/ Loss on Disposal of Property Plnt & Equip	(242,836)	(336,861)
Bank Interest income	(172,767,331)	(135,029,687)
Adjustments for salary deduction of sales PPE	39,605	58,640
Exchange Gain	(399,043)	(5,788,731)
Exchange Loss	8,679,284	40,053,510
Over provision of TDL for 2023 adjusted to revenue	146,136,769	
Over provision of TDL Admin fee for 2023 adjusted to revenue	2,250,000	
Under provision of EL fee for 2023 adjusted to revenue	(1,869,287)	
Broken Items written off from PPE	1,177,173	19,415
Transferred amount to Community Relation and Tourism Zone Development Expense account from WIP	-	12,592,885
Provision for Gratuity	18,905,875	5,621,690
Operating Surplus/(Deficit) before working capital changes	898,507,531	831,420,997
Changes in Working Capital		
(Increase)/Decrease in Inventories	4,064,944	(5,078,001)
(Increase)/Decrease in Trade & Other Receivables	229,418,221	(213,199,898)
(Increase)/Decrease in Other Current Assets	123,358	43,631,714
Increase/(Decrease) in Trade & Other Payables	(260,437,071)	75,615,625
Increase/(Decrease) in Revenue in Advance	2,527,944	69,323
Increase/ (Decrease) in Accrued Expenditure	57,550,911	(14,810,941)
	33,248,307	(113,772,178)
Cash flow from operating activities	931,755,838	717,648,819
Gratuity Paid	(7,061,822)	(3,287,300)
Tax paid for 2023	(26,438,013)	
Tax paid for 2024	(29,793,670)	(63,293,505)
Net cash Flow from Operating Activities	868,462,333	681,743,278
Cash Flows from Investing Activities		
Purchase of Property,Plant and Equipment & WIP	(75,004,249)	(88,030,214)
Sale of Property,Plant and Equipment	250,533	221,012

Asset Revaluation Gain	(44,945,161)
Interest Received for Staff Loan	897,423
Bank Interest Income received	146,650,300
Net Cash flowfrom Investing Activities	896,311,179
Cash Flows from Financing Activities	
Net Cash Flow from Financing Activities	896,311,179
Net increase in Cash and Cash Equivalents	896,311,179
Cash and Cash Equivalents at beginning of the period	2,207,010,931
Cash and Cash Equivalents at end of the period	3,103,322,110

940,630
114,285,544
27,416,972
709,160,250
-
709,160,250
1,497,850,681
2,207,010,931

SRI LANKA TOURISM DEVELOPMENT AUTHORITY

Statements of Changes in Equity for the year ended 31 December, 2024

	Government Account	Capital Reserves	Kalpitaya Equity	Revaluation Reserve	Capital Contribution	Revenue Account	Sinking Fund	Tourism Fund	Total
Balance as at 01 January 2024	14,272,174	-	46,396,421	40,535,583,824	1,436,043,833	3,230,396,957	759,021	930,000	45,264,382,230
Prior Year Adjustment									1,848,731
Correction of ICT receivable as per the Internal Audit Report NO 50/2024/10 for ICT receivable from SLTPB 2023									(331,458)
Being correction of Return Cheque reporting of Deniyaya									(331,458)
Being record of Fixed Deposit Interest relevant 2023									106,388,047
Being reprint of FD interest received and re-invested for the 2023									11,699,222
Being Correction or erroneously debited the rent account while adjusting the WHT portion last ye...									9,796,169
"Being correction of erroneously posted software initiating fee for App& SW a/c.									4,702,750
Correction of erroneously double deducted WHT OF YEAR 2019 from rent of customers									8,379,185
Correction of receivable from SLTPB as at 31.12.2023									373,425
Being correcting the rent income receivable as of 31.12.2023									(623,559)
Correction of over provision of receivable from SLTPB as of 31.12.2024									988,623
Being correction of INVESTMENT INCOME UP TO 31.12.24 on Gratuity Investment									172,187
Error correction of Bad Debt provision 2023									(15,249,662)
"Being reporting the over provision of FD interest income on FD of TDF 2023									(1,031,205)
Error correction of Bad Debt provision 2023									(15,249,662)
Reporting the Income Tax for the previous year 2023									(1,031,205)
"Being .correction of overprovision of receivable for Stamp Duty from TDF 2023									(4,175)
Unidentified change of opening balance of ledger									(9,233)
Adjusted Balance as at 01 January 2024	14,272,174	-	46,396,421	40,535,583,824	1,436,043,833	3,324,742,678	759,021	930,000	45,358,727,951
Adjustment to year 2024									2,868,594,898
Being recognised revaluation reserve on revaluation of lands and assets									2,868,594,898
Surplus for the year 2024									696,131,180
Balance as at 31 December 2024	14,272,174		46,396,421	43,404,178,722	1,436,043,833	4,020,873,888	759,021	930,000	48,923,454,029

SRI LANKA TOURISM DEVELOPMENT AUTHORITY

Statements of Changes in Equity for the year ended 31 December, 2023

	Government Account	Capital Reserves	Kalpitiya Equity	Revaluation Reserve	Capital Contribution	Revenue Account	Sinking Fund	Tourism Fund	Total
Balance as at 01 January 2023	14,272,174	(243,736,884)	46,396,421	945,835,504	1,436,043,833	2,759,458,304	759,021	930,000	4,959,967,607
Prior Year Adjustment									
Being corrected as per the Int.audit query regarding ict receivable from sltpb & slcb for the year 2021-2022							2,743,001		2,743,001
Being corrected as per the Int.audit query regarding ict receivable from SLTPB & SLCB for the years 2021-2022							54,464		54,464
Being reporting the shortage receivable balance from TDF as of 31.12.2022							72,189,460		72,189,460
Being cancelled the cheque No 256/764 which including unclaimed cheque account (cheque date 10/02/2022)							1,240,000		1,240,000
Being correction over provision on WHT receivable before ₹ 2020 (cumulative over provision values from year 2015)							(4,292,588)		(4,292,588)
Being error correction of the depreciation related to the upgrading of central a/c system in SLTDA							11,578,339		11,578,339
Correction of account depreciation as per IAQ 50/2023/12 over account of retention money capitalized 2021 (a/c system) now de account corrected 2 years							437,036		437,036
Correction of posting errors - being payment of previous years rent income to the relevant account							5,133,289		5,133,289
Being reporting the overprovision done for SLTPB as of 31.12.2022							(2,645,570)		(2,645,570)
Fund transfer to the consolidated fund, deputy secretary to the treasury							(75,000,000)		(75,000,000)
Being correction of previous years rent income to the relevant account							10,550,518		10,550,518
Being correction of sundry debtors account							(173,286)		(173,286)
Breakages Adjustment 2022							22,196		22,196
Adjusted Balance as at 01 January 2023	14,272,174	(243,736,884)	46,396,421	945,835,504	1,436,043,833	2,781,295,163	759,021	930,000	4,981,804,466
Adjustment to Year 2023									
Being recognised revaluation reserve on revaluation of lands							39,589,748,320		39,589,748,320
Being write off of non evidential balances in statement of financial position, as per the board approval							(301,279,162)		(301,279,162)
Beign write off of non evidential sinking fund investment balance in statement of financial position,as per the board approval							(759,021)		(759,021)
Being write off of non evidential balances in statement of financial position, as per the board approval							243,736,884		243,736,884
Surplus for the year 2023							751,130,743		751,130,743
Balance as at 31 December 2023	14,272,174	-	46,396,421	40,535,583,824	1,436,043,833	3,290,387,723	759,021	930,000	45,264,382,230

Notes to the Financial Statements

1. General Information

Name _____

Sri Lanka Tourism Development Authority (SLTDA)

The Sri Lanka Tourism Development Authority (SLTDA) is a leading economic development agency in Tourism, one of key service sectors in Sri Lanka. SLTDA is known for partnership, innovation and excellence, the Authority champion's tourism and builds it into a key economic driver for Sri Lanka.

Legal Form

A Statutory organization incorporated under Tourism Act No. 38 of 2009

Head Office Address

No 80, Galle Road, Colombo 03

Location of National Holiday Resorts – Domestic Tourism

Anuradhapura, Bandarawela, Bentota, Kataragama & Nuwara Eliya

Location of National Holiday Resorts – Service and Rent Income Generating

Passikudah, Kuchchaveli, Kalpitiya, Bentota, Giritala, Polonnaruwa & Yala

2. Basis of Preparation of Financial Statements

The Financial Statements have been prepared in accordance with Sri Lanka Public Sector Accounting Standards. No adjustments have been made for inflationary factors affecting the Financial Statements.

2.01 Presentation and Functional Currenc

These Financial Statements are presented in Sri Lankan Rupees (Rs.) and all financial information presented in Sri Lankan Rupees has been rounded to nearest rupee.

2.02 Going concern

Financial statements are prepared based on the going concern assumption.

3. Valuation of assets and their basis of measurement

3.01 Inventories/Stocks

Stocks have been measured at cost and net realizable value whichever is lower.

3.02 Depreciation

(a) Depreciation has been provided on cost or valuation of the assets on straight line method as follows.

Land	-	No Depreciation
Building	-	5% (20 Years)
Roads & connected work	-	12.5% (08 Years)
Water Services & Drainage	-	12.5% (08 Years)
Electrical Installations	-	12.5% (08 Years)
Telecommunication Installations	-	12.5% (08 Years)
Fixtures & Fittings	-	10% (10 Years)

Furniture	-	10%	(10 Years)
Miscellaneous Equipment	-	10%	(10 Years)
Plant & Machinery	-	20%	(05 Years)
Motor Vehicles	-	20%	(05 Years)
Data Processing Equipment	-	20%	(05 Years)
Glassware & Crockery	-	33 1/3%	(03 Years)
Cutlery & Silverware	-	25%	(04 Years)
Linen	-	50%	(02 Years)
Application Software	-	50%	(02 Years)
Development Cost	-	10%	(10 Years)

Depreciation begins when it is available for use.

(b) Application Software

Application software comprises License Registration Process System, Quick Books Accounting Software, MS office software, CCTV camera system etc. at acquisition cost.

(C) Asset revaluation program was completed during the year 2023 and the revalued amounts of assets were recorded in the books of accounts as at 01st January 2024. Depreciation for those assets and inventory items were calculated based on the revalued amounts and the new life times of each assets.

Central Ac system has been recognized as capitalized in the building value. However depreciation was made for the same applying the depreciation rate relevant to the asset category.

3.03 Assets on leases

(a) Lands let on Lease

All the government owned lands and rest houses vested to SLTDA are leased out on lease by entering to a lease agreement. Lease rate is 20% of the land value based on the valuation done by the government valuation department subject to applying the Land Commissioner Circular 01/20217 is the minimum basis of deciding the monthly lease rent. Lease income from leases has been recognized in revenue statement on straight-line basis.

3.04 Provision for Doubtful Debts

Provision for doubtful debts was estimated on Trade and other receivable balances after deducting the rent deposits of particular customers and considering the pattern of receipts on the following basis.

More than one year but less than two years	-	No provision
More than two years but less than three years	-	05%
More than three years but less than four years	-	25%
Four years & above	-	50%

3.05 Taxation

The SLTDA was exempted from income tax under section of the Inland Revenue Act No. 28 of 1979. However, as per the Inland Revenue amendment Act No. 10th of 2002 returns should be furnished to the Inland Revenue Department and as per the directions given by the Inland Revenue Department SLTDA pay income tax on the interest and dividend income.

3.06 Foreign Currency Transactions

These transactions are converted on the following rates.

Receipts	-	Monthly average of buying rate publish by Central Bank of Sri Lanka
Payments	-	Monthly average of selling rate publish by Central Bank of Sri Lanka
Remittance	-	Actual

3.07 Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an Authority pays fixed contribution in to a separate entity. Obligation for contribution to defined contribution plans are recognized as an employee benefit expenses in the statements of financial performance in the period during which services are rendered by employees.

(a) Employees' Provident Fund (E.P.F.)

The SLTDA and employees contribute 15% and 10% respectively on the salary of each employee to the approved provident fund.

(b) Employees' Trust Fund (E.T.F.)

The SLTDA contributes 3% of the salary of each employee to the Employees' Trust Fund.

3.08 Investments and Investment Property

SLTDA has invested Rs.4.0 million (Rs.10/- shares x 400,000) at Taj Exotica Ltd in 1991 and the company's shares are not listed. The net book value per share was Rs.15.47 as per 2018 financial statements of the company and SLTDA did not receive Dividend Income during the financial year 2024.

In addition SLTDA has invested Rs.750, 000/- with the Sri Lanka Hotel Tourism (Pvt) Ltd which is presently not in operation and the said training institution is to be liquidated according to the available information.

During the financial year 2023 SLTDA invested Rs 365.Million in Short Term Fixed Deposit at Bank of Ceylon and the total value of the short term investment as Fixed Deposit is Rs.1498.81 Million, presented under the Cash & Cash Equitant in the Statement of Financial Position.

Land valuation process was completed around 95% and accordingly the relevant accounting treatments were made in the books of accounts during the financial year 2024. Further a total value of Rs 41,796,527,993 relevant to the leased out lands, has been recognized as the "Investment Property" in the books of accounts and also has been presented in the Statement of Financial Position.

Land Name	Total Value
Green Belt	1,566,000
Hiniduma Rest	2,100,000
Leopard Research Center	3,000,000
Panvila Rest	3,400,000
Vellai (i)	3,700,000
Lunugala Rest House	3,800,000
Gurulupotha Rest	4,400,000

Road,Forest & Land For Filter Plant	6,425,000
Sigiriya well site	6,575,000
Anamaduwa Rest House	7,255,000
Moragala Rest House	7,357,668
Iginiyagala Rest	7,500,000
Mahagama Rest House	7,725,000
Mirrambeena Safari Camp (PVT) LTD	8,000,000
Orana Safari Camps (PVT) LTD	8,000,000
3000 Leisure Management	8,320,000
Kapital Corp International	8,320,000
Nalanda Rest	9,370,000
Galgamuwa Rest House	9,452,000
Mahiyanganaya	10,000,000
Sinna Eramutive	10,000,000
Green Belt	10,430,000
SLTDA	11,560,000
Didula Estate	11,800,000
Horowpathana Rest	12,000,000
Let's Travel Staff Accommodation	12,000,000
(Auro Lanka Hotels PVT) Staff Accommodation	12,000,000
Lokuge Ltd (Staff Accommodation	12,000,000
Passikudha(Staff Accommodation	12,000,000
Bogawanthalawa	12,100,000
Baththuluoya Rest House	13,521,000
SLTDA Quarters	14,800,000
Weeraketiya Rest	16,991,100
Volley Ball Court	18,400,000
Red Cross	18,700,000
Ragala Rest House	19,000,000
Hanguranketha	19,400,000
Hingurakgoda Rest House	19,500,000
Deniyaya Rest	19,750,000
Railway Station	20,560,000
Mahawa Rest House	21,000,000
Resort Officer Quarters SLTDA	22,020,000
Bank of Ceylon	22,450,000
Eramutive west	23,115,000
Police Quarters	23,170,000
Gimanhala	24,620,000
Royal Lotus Hotel	25,000,000
Rakwana Rest House	25,000,000
Encroachment	25,840,000

Post Office	27,000,000
Polgahawela Rest House	27,900,000
Ulankulama Rest House	28,000,000
Kalpitiya Rest House	29,287,500
Vellai (ii)	33,800,000
CEB Depot	34,900,000
Hettipola Rest House	36,532,000
Occupied by Club Robinson	38,544,000
Green Belt SLTDA	38,900,000
Vellai (iii)	39,000,000
Sewer Plant	39,300,000
Lanka Sportrizen	40,000,000
Kahatagasdigiliya Rest House	40,400,000
Narammala Rest House	43,650,000
Nikaweratiya Rest House	47,760,000
Hotel Sigiriya	49,000,000
Police Station	50,450,000
Kekirawa Rest House	52,000,000
Inn)	52,000,000
Monaragala Rest	54,500,000
Deer Park Hotel	54,600,000
Sri Lanka Telecom	54,880,000
LSR	58,100,000
Connaissance Maalu	60,000,000
UGA Chena Huts	63,000,000
Wild Cost lodge (pvt) Ltd.	63,000,000
One Nature (pvt) Ltd.	63,000,000
R & R Pleasure (pvt) Ltd.	63,000,000
E N R Leasure (pvt)Ltd.	63,000,000
Senok Combind	63,000,000
Golden Grill Restaurant	65,000,000
Bibile	68,000,000
Marawila Rest House	70,546,000
SLTDA	71,500,000
Yala holiday (pvt) Ltd.	72,000,000
SLTDA	72,950,000
Green Belt	75,725,000
Girital Hotel	76,000,000
Mathugama Rest House	78,756,000
Sommerville SLTDA	82,000,000
Sinna Arichchalai	82,000,000
Sigiriya Village	84,000,000

R. D Associates	86,300,000
Sigiriya Pidurangala	89,200,000
Hotel Paradise	91,275,000
Dr.Ajith Ranawaka Auro Lanka	96,000,000
Eastern Development	96,000,000
Ceylon Tobacco Holiday Bungalow	96,470,000
Yala village (Cinnoman Wild)	105,000,000
Let's Travel II	105,600,600
HSBC Holiday Bungalow	117,400,000
Sun & Fun Hotel	120,000,000
Lokuge Ltd	124,800,000
Ominga International	124,800,000
Teldeniya Rest House	134,000,000
Sulanka SLTDA	143,360,000
Associated Resort	148,800,000
Medway Estate (Ass.resort Dev)	160,000,000
Heyleys	162,790,000
Kakative	167,700,000
Carsons Holiday Bungalow	176,550,000
Prime Minister	178,600,000
Padukka Rest House	181,645,000
Medway Estate (Fortune Premier)	181,700,000
Horizen(4A 1R 30P)(La Fotress)	183,907,500
Fortune Premier	184,000,000
Sun Tan Beach Resort	184,800,000
Paradise Resort	203,628,000
Picnic Area- SLTDA	206,880,000
Blue Continental	1,305,504,656
Abans PLC	1,309,354,656
Ippantive	1,318,304,656
SLTDA	1,322,779,656
Periya Arichchalai	274,400,000
A'pura Tisawewa Rest House	280,200,000
Miramar Beach (KOSGOGA)	304,000,000
Jetwing Yala	306,000,000
A'pura Nuwarawewa	396,000,000
Lihiniya Suff	411,760,000
Coral Garden Hotel	418,800,000
Baththalangunduwa	438,000,000
SLTD (Coconut Garden)	445,400,000
Eramutive	447,600,000
Avani Bentota Resort & SPA	574,000,000

SLTDA Office Area	670,440,000
Hotel Ceysands	693,600,000
Beruwala Resort	882,000,000
Hotel Taj Exotica	1,169,300,000
Bentota Beach Hotel	1,341,235,000
SLTDA	1,404,000,000
Koggala Beach Hotel	1,910,000,000
Uchchamuni	2,192,000,000
Kuchchaveli (O/3-558)	3,238,670,000
Kingsbury Hotel	11,950,000,000
Lanka Sportrizen (Passivila	90,700,00.00
Total	41,796,527,993

3.09 Related party transactions

There is no any other related party transactions to be disclosed.

3.10 Work in Progress

Projects under construction are representing the value of work in progress amounting to Rs.308, 929,215 (please refer note 8).

3.11 Comparative information

Comparative financial information with the last year financial statements has been provided. The previous year's figures and phrases are re-arranged wherever necessary to conform to the current year's presentation.

3.12 Changes in Equity

(a) Adjustment for Prior Periods

Prior year adjustment were made to the Retain Earnings account adjusting the several ledger accounts as presented in the schedule of "Changes of Equity", 2024.

3.13 Kalpitiya Project

Funds received for the project from all the sources and expenditure for the project activities and project office administration have been listed in the following statement. All the expenses have been categorized under the project work in progress account in the SLTDA Ledger and funds received has been categorized under the project equity and income received by selling bidding document of Rs.1,743,000 & 1% of contract price of Rs.1,500,000 have also been identified directly in the equity account. Further expenditure has been identified on accrual basis.

Receipts

Description	Amount/Rs
Sri Lanka Tourism Development Authority	45,680,603
Sri Lanka Tourism Promotion Bureau	47,500,000
Sri Lanka Institute of Tourism & Hotel Management	1,800,000
Sri Lanka Convention Bureau	600,000
Qube Lanka Leisure Properties (Pvt) Ltd – 1% out of the bid price	1,000,000
Sun Resort Investment (Pvt) Ltd – 1% out of bid price	500,000

Bidding Fee at Rs.2,000	18,000
Bidding Fee at Rs.25,000	1,725,000
Total	98,823,603

Expenditure

Description	Amount/Rs
Payments Programme/Project expenses	66,306,642
Administrative expenses	32,932,166
Capital expenditure	1,807,049
Total	101,045,857

3.14 Events after the Reporting Date

The materiality of events occurring after the reporting date has been considered and appropriate adjustments were made in the accounts, where necessary.

3.15 Provision for the Contingencies

There are 09 legal cases filed by the Authority and there are 23 legal cases filed against the Authority as at 31st December 2023 and detail in brief is presented below

CASES FILED AGAINST SLTDA

Case No.	Description of the Case	Amount Claimed by SLTDA
Supreme Court		
01 SC/FR/63/2023 - SLINTGL	SLINTGL is filed this case for not taking action for illegal guiding.	
02 SC/FR/159/2021- Green Belt	An environmental foundation has filed this case to avoid the leasing out of lands in "Green Belt", NHR Bentota	
03 SC/SPL/259/23 - Amangalla		
04 Supreme Court-SC/ SPL/LA/108/2020	Ganeshapillei Someshwaran has filed this case against SLTDA to set aside the Judgment of CA(PHC)142/2015. This case is a connected matter to MC/Kuchchaweli case No.915/2013 which is already executed the Writ. The possession of the subject land called Medway Estate, Nilaweli is already recovered. (Case was Laid by)	
05 Supreme Court-SC/ SPL/LA/109/2020	Ganeshapillai Kalipille has filed this case against SLTDA to set aside the Judgment of CA(PHC) 141/2015. This case is a connected matter to MC/Kuchchaweli case No.914/2013 which is already executed the Writ. The possession of the subject land called Medway Estate, Nilaweli is already recovered. (Case was laid by)	

06	SC/FR/218/2024	This case has been filed by two Petitioners against 47 Respondents, including the Cabinet of Ministers and the Sri Lanka Tourism Development Authority (SLTDA). The SLTDA is the 26th Respondent and the Chairman and Director General being the 27th and 28th Respondents respectively
07	SC/FR/219/2024	This case has been filed by two Petitioners against 47 Respondents, including the Cabinet of Ministers and the Sri Lanka Tourism Development Authority (SLTDA). The SLTDA is the 26th Respondent and the Chairman and Director General being the 27th and 28th Respondents respectively
08	SC/FR/221/2024	case has been filed by two Petitioners against 47 Respondents, including the Cabinet of Ministers and the Sri Lanka Tourism Development Authority (SLTDA). The SLTDA is the 26th Respondent and the Chairman and Director General being the 27th and 28th Respondents respectively
09	Supreme Court-SC/FR/379/2021	Don Anil Lankapura and two others filed this case against SLTDA and 23 others obtain an Order to quash the Gazette No.2248/44 dated 07.10.2021 (Muthurajawela Gazette). SLTDA is a party as a letter has been sent Department of Wildlife Conservation.
Court of Appeal/ Appellate High Court/ Provincial High Court		
10	Court of Appeal-CA/Writ /112/2020	Browns Investment PLC (LOLC Holdings PLC) has filed this case against SLTDA and Divisional Secretary – Kuchchaweli requesting for Writ of Certiorari to quash the quit notice issued and quash the decision of the quit notice. Writ of Prohibition to prohibit the SLTDA of ejecting Petitioner from the land. Interim order to stay proceeding of MC case No. PPC/K/41/LR/20.
11	Court of Appeal-CA/Writ/114/2020	Shamindra Gunaratne has filed this case against SLTDA requesting for Writ of Certiorari to quash the quit notice issued and quash the decision of the quit notice. Writ of Prohibition to prohibit the SLTDA of ejecting Petitioner from the land. Interim order to stay proceeding of MC case No. PPC/K/44/LR/20.
12	Court of Appeal-WP/HCCA/ LA/86/20	Lanka Reality Leisures (Pvt) Ltd has filed an application seeking the leave of the Civil Appellate High Court to appeal against the refusal of injunction.
13	Court of Appeal-CA/Writ/453/20	Lanka Realties Leisure (Pvt) Ltd has instituted an application against the SLTDA and the Cabinet of Ministers and One Nature Pvt Ltd challenging the decision of the Cabinet and the SLTDA to grant a lease to One Nature PLC, challenging the decision to terminate the lease of Lanka Realties PLC.

14	CA/Writ/227/2021	Paregama Chandraloka and several others shas filed has filed this case against SLTDA in order to get declared a Green Belt in Bentota Holiday Resort.	26	CA/Writ/40/2024	This case has been filed against the decision of the previous government to take the post office of Nuwaraeliya for a tourist hotel.
15	CA/Writ/228/2021	Nayanathara Fonseka has filed has filed this case against SLTDA in order to get declared a Green Belt in Bentota Holiday Resort.	27	RII/25/2024	This case has been filed by M/s. Lanka Relity Leisure (Pvt) Ltd against the SLTDA, Mrs. Kimarli Fernando, Ms. Dhammika Wijayasinghe and Mrs. Anoma Nandani
16	CA/Writ/283/2022 Thiwanka Rajapaksha	Navin Gayendra Tivanka Rajapakse –an unlawful occupant of the Rasoolthoddam land-Lot 29 has filed this case against SLTDA requesting for Writ of Certiorari to quash the Gazette No.171/13 issued and quash the acquisition of the land and Interim order to restrain SLTDA from issuing quit notices & stay proceeding under State Land (Recovery of Possession) Act.	28	CA (PHC) 279/2019	The above numbered case (Appeal) has been filed in the Court of Appeal by M/s. Tangalle Property (Private) Limited (Amanwella Hotel) against Pradeshiya Sabha, Tangalle; Secretary, Pradeshiya Sabha, Tangalle, the Sri Lanka Tourism Development Authority (SLTDA) and Hon. Attorney General.
17	CA/Writ/365/2022	Latsuman Elango and 4 others have filed the case on 08.10.2022 against Excise Department and others including SLTDA claiming to squash the decision to issue license to S K Restaurant. SLTDA is a Respondent as SLTDA has issued license to the Hotel.	29	CA/Writ/656/2024	This case has been filed against the interference of the Divisional Secretary, Udapalatha, Gampola (1st Respondent) regarding a Cable Car project of the Petitioner. (SLTDA is the 2nd Respondent)
18	WP/HCCA/ LA/86/2020		District Court		
19	WP/HCCA/ Col/119/2022/L		30	L 5356/2020	Ganeshapillai Someshwaran has filed this case against SLTDA in connection with the land called Medway Estate, Nilaweli claiming the right to the land.
20	CA/Writ/475/2022	Shamindra Gunaratne, an unlawful occupant of the Rasoolthoddam land has filed this case against SLTDA requesting for Writ of Certiorari to quash the Gazette No.171/13 issued and quash the acquisition of the land and Interim order to restrain SLTDA from issuing quit notices & stay proceeding under State Land (Recovery of Possession) Act.	31	L 5357 /2020	Ganeshapillei Kalipillei has filed this case against SLTDA in connection with the land called Medway Estate, Nilaweli claiming the right to the land.
21	CA/W/371/2023	This case has been filed against the Gazette notification in connection with the issuance of soft liquor license to the tourist entities in Tourism Development Areas.	32	District Court- Trincomalee DC 5700/22	Janaka Prageeth Dasanayake has filed this case against SLTDA and Divisional Secretary- Kuchchaweli to obtain an order declaring that he is the lawful owner of a certain plot of Rasolthoddam land and Injunction order prevent SLTDA for causing any damage and destruction to the said property.
22	PHC/WA/05/2023	This case has been filed by the Ananthara resort against the Tangalle Municipal Council regarding the levy. SLTDA is also a party.	33	District Court- Trincomalee DC 5703/22	Abdul Cadar Alapdeen has filed this case against SLTDA and Divisional Secretary- Kuchchaweli to obtain an order declaring that he is the lawful owner of a certain plot of Rasolthoddam land and Injunction order prevent SLTDA for causing any damage and destruction to the said property.
23	PHC/RA/40/23 (Rakwana RH)	The encroacher of Rakwana Rest House has been filed this case against the Magistrate's Court order (in connection with the possession of the encroached portion of land belongs to Rakana Rest House).	34	District Court- Trincomalee DC 5704/22	Manoja Jarook has filed this case against SLTDA and Divisional Secretary- Kuchchaweli to obtain an order declaring that he is the lawful owner of a certain plot of Rasolthoddam land and Injunction order prevent SLTDA for causing any damage and destruction to the said property.
24	CA/Writ/691/2023 MRR	These cases have been filed against the imposing of minimum rates.	35	District Court- Colombo DSP/84/2020	This case has been filed by M/s. Lanka Relity Leisure (Pvt) Ltd against the SLTDA, Mrs. Kimarli Fernando, Ms. Dhammika Wijayasinghe and Mrs. Anoma Nandani
25	CA/Writ/695/23 MRR				

CASES FILED BY SLTDA BEFORE 2021

Case No.	Description of the Case	Amount Claimed by SLTDA
01 District Court-DMR 1691/2018	SLTDA has filed this case against Ominga International Pvt Ltd (now Softlogic Holdings) on 01.05.2018 in order to recover the arrears lease rental and other dues. SLTDA has entered into a Lease Agreement (No. 40 dated 05.05.2009, attested by P.D.I.S. Punchihewa, Notary Public) with Ominga International (Pvt) Ltd to lease out a plot of land at Passekudah for a hotel project. As the Lessee did not comply with the terms and conditions of the said lease agreement and defaulted with the monthly lease rental and other charges, the SLTDA has filed this case to recover the dues.	
02 Court of Appeal-WP/ HCCA/LA/87/20	SLTDA has filed an application seeking the leave of the Civil Appellate High Court to appeal against granting of the injunction preventing SLTDA to act on the Cancellation of Lease Agreement No.177.	

CASES FILED BY SLTDA

Case No.	Description of the Case	Amount Claimed by SLTDA
01 Magistrate's Court-Walapane 84993	SLTDA has filed these cases on 09.08.2021 against W.M.Priyantha Wijekoon (An Encroacher of Ragala Rest House) in order to recover the possession under State Lands (Recovery of Possession) Act.	
02 Magistrate's Court- Kuchchaweli PPC/K/01/PVT/22	SLTDA has filed this case against the owner of the Nilaveli Bay Hotel in order to recover the possession of Lot No.89 of Rasolthoddam land under State Lands (Recovery of Possession) Act.	
03 Magistrate's Court- Kuchchaweli PPC/K/02/PVT/22	SLTDA has filed this case against the owner of the That's Why Hotel in order to recover the possession of Lot No.72 of Rasolthoddam land under State Lands (Recovery of Possession) Act.	
04 Magistrate's Court- Kuchchaweli PPC/K/03/PVT/22	SLTDA has filed this case against the owner of the Villa Nilaveli Hotel in order to recover the possession of Lot No.49 of Rasolthoddam land under State Lands (Recovery of Possession) Act.	

3.16 Business income during the financial year from PCR and Insurance operations

With reference to the Cabinet Memorandum dated 10th, 2020 and subsequently approved by the Cabinet on 04th January, 2021, Sri Lanka Tourism Development Authority is the responsible institution to collect charges for the PCR and Insurance premium, and make the payment to the relevant Hospitals and Insurance Company on their invoices. The execution of above mentioned transactions is handled by Sri Lanka Tourism Development Authority through a foreign currency account (Dollar Account) and the detail of transactions are as follows.

- Receiving 12 USD from each tourist as Insurance premium
- Receiving USD equals to Rs. 7,500.00 as cost per PCR test from each tourists. (40 USD)

In this operation authority was paid 3.5 USD per insurance policy as the service charge.

4 Cash & Cash Equalants

	2024 (Rs)	2023 (Rs)
Cash in Hand and at Bank		
Cash in Hand - Petty Cash	2,026,145	1,213,241
Cash at Bank - HO & Resorts	284,964,476	236,201,679
Cash at Bank - Fund Management Account *	1,329,082,859	647,364,822
Cash Equivalents		
Investment on Fixed Deposit (BOC) and NSB	1,498,807,838	1,328,804,931
Total Cash & Cash Equivalents	3,114,881,318	2,213,584,673

* Funds in the bank account has been invested on daily basis with in a fund management account with Bank of Ceylon, please refer note no 16 for the interest earned.

Cash & Cash Equalants - Kalpitiya Project

	2024 (Rs)	2023 (Rs)
Cash in Hand - Petty Cash (Kalpitiya Project)	15,000	15,000
Cash at Bank - (Kalpitiya Project)	16,695	16,695
Total	31,695	31,695
Grand Total	3,114,913,013	2,213,616,368

4.01 Cash in Hand and at Bank

	2024 (Rs)	2023 (Rs)
Petty Cash		
NuwaraEliya	763,832	-
Bandarawela	477,275	213,823
Anuradhapura	588,743	379,159
Kataragama	196,295	620,259
Total	2,026,145	1,213,241
Collection Accounts		
NuwaraEliya	9,510,994	24,060,356
Bandarawela	16,306,518	23,127,426
Anuradhapura	8,225,742	10,657,274
Kataragama	11,667,303	5,328,886
Bentota	90,336,229	95,643,473
Bentota - Sulanka	3,001,478	2,305,812
	139,048,264	161,123,227

Other Operational Accounts

Fund Management Account	1,329,082,859	647,364,822
Sustainable Tourism Account	338,741	338,740
Main Account Direct Deposit (Online Account)	117,942,596	60,606,479
Tourism Award Account	13,272,128	4,660,190
Security Deposit NSB	20,934	20,934
BOC Valachchenai	414,582	919,822

USD bank account	13,927,231	8,532,287
Total	1,474,999,071	722,443,274

4.02 Cash Equalants

	2024 (Rs)	2023 (Rs)
Investment on Fixed Deposit (BOC)	1,418,987,838	1,250,000,000
Gratuity Investment - Fixed Deposit	79,820,000	78,804,931
Total	1,498,807,838	1,328,804,931

5. Trade & Other Receivable

	2024 (Rs)	2023 (Rs)
Trade & Other Receivable - 5.01	1,000,714,472	1,006,765,722
Sewage Plant Receivable	189,399,963	412,765,334
Total	1,190,114,435	1,419,531,056

5.01 Trade & Other Receivable

	2024 (Rs)	2023 (Rs)
Trade Receivable	284,437,289	244,770,356
Other Receivable	726,296,498	748,342,149
Employees - Loans & Advances	27,324,618	30,411,761
Sub Total	1,038,058,405	1,023,524,266
Less : Provision for bad & doubtful debts	37,343,933	16,758,544
Total	1,000,714,472	1,006,765,722

Detail Note

The following amounts were included to the Trade & Other Receivable

	2024 (Rs)	2023 (Rs)
Trade Debtors	284,437,289	244,770,356
Sundry Debtors	6,127,396	6,215,656
Sri Lanka Tourism Promotion Bureau	40,867,737	42,104,132
Sri Lanka Institute of Tourism & Hotel Mgt	10,225,471	9,957,640
Sri Lanka Convention Bureau	319,429	94,533
Fixed Deposit Interest Receivable	25,219,608	20,774,144
Kalpitiya Project	83,682	83,682
TDF Current Account	445,216,996	408,683,267
Water Service - Passikudah	105,531,793	140,488,567
Debtor - NPCL	9,627,113	9,627,113
Current A/c - Head office	42,631	42,631
Returned Cheques	200,000	531,459
PCR & Insurance Debtor	72,241,921	95,241,731
Credit Sales - National Holiday Resorts	56,276	56,276

Stock Losses Receivables	1,213,668	1,213,668
Tuk Tuk Training Programme	9,321,177	13,227,650
Deposit receivable - Kalpitiya Project Balance	1,600	-
Sub Total	1,010,733,787	993,112,505
Festival Advance	53,500	31,000
Special Loan	1,857,697	2,552,040
Distress Loan	25,413,421	27,828,721
Sub Total	27,324,618	30,411,761
Less: Provision for bad debts	37,343,933	16,758,544
Total	1,000,714,472	1,006,765,722

Provision for Doubtful Debts

	2024 (Rs)	2023 (Rs)
Balance at the Beginning	16,758,544	32,008,206
Correction for year 2023	21,514,976	-
(Over)/ Under Provision for the year 2024	(929,587)	(15,249,662)
Balance at the End	37,343,933	16,758,544

6. Other Current Assets

	2024 (Rs)	2023 (Rs)
Pre Payments	8,796,028	6,345,157
Advances - 6.01	13,542,989	16,267,219
W.H.T / VAT / NBT Receivable	920,599	920,599
Deposit Receivable	6,444,743	6,294,742
Total	29,704,359	29,827,717

6.01 Advances

	2024 (Rs)	2023 (Rs)
Advances - Expenses	1,175,806	1,468,037
Advances - Tourism Zone Development - Acquisition of Land (Dedduwa)	-	2,432,000
Tourism Zone Development Advances - Other	12,367,183	12,367,182
Total	13,542,989	16,267,219

Property, Plant & Equipment 2024

Note No 07.1

Code	Description	Balance as at 01.01.2024	Additions 2024	Revaluation as at 01.01.2024	Transfers/ Adjustments	Balance as at 31.12.2024	Depreciation as at 01.01.2024	Depreciation 2024	Transfers/ Adjustments	Revaluation adjustment 01.01.2024	Acc. Depreciation as at 31.12.2024	Net Book Value as at 31.12.2024	
101	Land	2,177,335.841	331,116.055	(15,898,175.00)	2,493,053.721	-	-	-	-	-	-	2,493,053.721	
102	Buildings	670,915,399	2,092,348	-	673,007,748	320,434,650	28,665,035	(4,772,362)	-	-	344,347,323	328,660,425	
102A	Road & Works	174,972,334	1,844,154	-	176,816,487	11,538,153	17,421,885	-	-	-	132,803,488	44,013,029	
102B	Water sup & Drainage	267,643,802	1,868,407	-	269,512,209	171,014,582	15,411,182	-	-	-	186,425,765	83,086,444	
102C	Electrical Installation	33,055,529	244,413	-	33,299,943	11,632,785	1,420,473	-	-	-	13,063,257	20,246,686	
102D	Telecom Installation	16,921,034	-	-	16,921,034	13,314,235	12,540	-	-	-	13,326,775	3,594,269	
103	Fixtures & Fittings	17,046,118	58,200	(17,104,318.00)	-	12,736,356	-	(12,736,356)	-	-	-	-	-
104	Furniture & Fittings	27,188,936	787,501	(651,612.00)	27,324,824	29,871,197	9,242,465	(25,750,450.05)	(45,024,947)	-	13,363,212	13,961,612	
105	Miscellaneous Equipment	75,811,285	(75,811,285.00)	-	45,835	45,024,947	-	-	-	-	-	45,835	
106	Plant & Machinery	297,500,728.8	16,021,620	(29,750,072.80)	16,021,620	13,413,095	4,466,070	(13,413,095)	4,466,070	-	11,555,550	-	
110	Motor Vehicles	49,584,529	40,402,500	(49,584,529)	40,402,500	45,260,787	13,467,500	(45,260,787)	13,467,500	-	26,935,000	-	
111	Computer Equipment	65,548,657	20,105,540	(65,548,657.00)	20,105,540	46,913,769	7,655,793	(47,319,765)	7,229,797	-	12,875,744	-	
107	Cutlery & Crockery	4,663,067	3,577,829	(4,663,067)	3,577,829	4,078,241	3,443,349	(4,124,321)	3,397,289	-	180,559	-	
108	Cutlery & Silverware	1,579,105	(1,579,105)	-	1,332,436	-	(1,332,436)	-	-	-	-	-	
109	Linen	30,795,776	427,935	-	31,223,711	21,575,651	11,109	-	-	-	27,686,760	3,536,950	
114	Tools	386,850	-	-	386,850	-	195,686	-	-	-	195,686	191,164	
115	Electrical Equipments	25,779,437	438,004	-	26,217,441	-	5,780,078	-	-	-	5,780,078	20,431,363	
116	Other Equipments	9,054,778	-	-	9,054,778	-	2,944,885	-	-	-	2,944,885	6,109,993	
Sub Total		3,678,532,549	418,546,502	(226,936,715.80)	(33,654,105.00)	3,836,972,069	857,974,303	110,238,051	(43,259,167)	(156,465,351)	759,567,186	3,068,484,234	

7.1 Application Software

112	Application Software	31,473,623	1,452,047	(4,702,750.40)	28,222,920	27,816,311	3,605,899	(4,702,750)	26,739,460	1,483,460
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7.2 Development Cost

Code	Description	Balance as at 01.01.2024	Additions 2024	Transfers/ Adjustments	Balance as at 31.12.2024	Depreciation as at 01.01.2024	Depreciation 2024	Transfers/ Adjustments	Revaluation adjustment 01.01.2024	Acc. Depreciation as at 31.12.2024	Net Book Value as at 31.12.2024	
100	Development Cost	480,004,984	3,005,187	-	483,010,171	259,935,035	36,283,982	-	-	296,219,017	186,791,154	
	Total	4,190,011,156	423,003,736	(226,936,716)	(38,356,885)	4,348,205,160	1,145,725,649	150,147,931	(47,961,917)	(161,168,101)	1,082,525,662	3,286,758,848
Development Cost - Grand Total (with Kalpitiva project)												

Development Cost - Kalpitiva Project

Description	Balance as at 01.01.2024	Additions 2024	Transfers/ Adjustments	Balance as at 31.12.2024	Depreciation as at 01.01.2024	Depreciation 2024	Transfers/ Adjustments	Revaluation adjustment 01.01.2024	Acc. Depreciation as at 31.12.2024	Net Book Value as at 31.12.2024
Development Cost - Admin	4,241,997	-	-	4,241,997	-	-	-	-	-	4,241,997
Development Cost - Development	19,284,003	-	-	19,284,003	-	-	-	-	-	19,284,003
Total - Kalpitiva Project	23,526,000	-	- 23,526,000	-	-	-	-	-	-	23,526,000

Note No 07.3 Property Plant & Equipments - Kalpitiva Project

7.03	Code	Description	Balance as at 01.01.2024	Additions 2024	Transfers/ Adjustments	Balance as at 31.12.2024	Depreciation as at 01.01.2024	Depreciation 2024	Transfers/ Adjustments	Revaluation adjustment 01.01.2024	Acc. Depreciation as at 31.12.2024	Net Book Value as at 31.12.2024
	104	Furniture	110,092	-	-	110,092	110,092	-	-	-	110,092	-
	105/105A	Miscellaneous Equipment	894,494	-	-	894,494	894,494	-	-	-	894,494	-
	111	Data Processing Equipment	630,000	-	-	630,000	630,000	-	-	-	630,000	-
	102	Communication Equipments	172,462	-	-	172,462	172,462	-	-	-	172,462	-
	Total	1,807,048	-	- 1,807,048	-	1,807,048	1,807,048	-	-	-	1,807,048	-

Property, Plant & Equipment 2023
Note No 07.1

Note	Code	Description	Balance as at 01.01.2023	Additions 2023	Transfers/ Adjustments	Balance as at 31.12.2023	Depreciation as at 01.01.2023	Depreciation 2023	Transfers/ Adjustments	Acc. 31.12.2023	Depreciation as at 31.12.2023	Acc. 31.12.2023	Net Book Value as at 31.12.2023
101	Land		1,836,092,561	1,367,221,947	(1,025,479,667)	2,177,835,841	-	-	-	320,434,650	350,480,749	-	2,177,835,841
102	Buildings		563,671,883	107,243,516		670,915,399	284,472,150	35,962,500	-	115,381,573	59,590,761	-	
102A	Road & Works		174,972,334	-		174,972,334	98,387,882	16,993,691	-	171,014,582	96,629,220	-	
102B	Water sup & Drainage		267,216,158	427,644	267,643,802	155,246,417	15,768,165	1,400,593	(12,015,376)	116,632,785	21,422,745	-	
102C	Electrical Installation		70,886,029	10,267,558	(48,098,058)	33,055,529	22,247,568	8,774	-	13,314,235	3,606,799	-	
102D	Telecom Installation		16,921,034	-		16,921,034	13,305,461						
103	Fixtures & Fittings		15,330,800	1,715,318	17,046,118	11,986,859	749,497	-	12,736,356	4,306,783	-		
104	Furniture		41,964,800	312,031	(497,341)	41,779,490	28,482,052	1,916,486	(497,341)	29,871,197	11,908,293	-	
105	Miscellaneous Equipment		75,077,657	2,293,709	(1,560,081)	75,811,285	40,935,064	5,649,964	(1,560,081)	45,024,947	30,786,338	-	
106	Plant & Machinery		10,344,034	19,406,039	-	29,750,073	9,531,887	3,881,208	-	13,413,056	16,336,978	-	
110	Motor Vehicles		49,610,279	-	(25,750)	49,584,529	45,051,997	198,790	(25,750)	45,225,037	4,359,492	-	
111	Data Processing Equipment		64,077,377	3,078,550	(1,607,270)	65,548,657	47,114,492	1,406,547	(1,607,270)	46,913,769	18,634,888	-	
107	Glass & Crockery		4,624,672	79,680	(41,285)	4,663,067	4,091,835	27,691	(41,285)	40,782,41	584,826	-	
108	Cutlery & Silverware		1,558,560	22,320	(1,775)	1,579,105	1,261,024	71,412	(1,775)	1,330,661	248,444	-	
109	Linen		30,649,428	146,348	-	30,795,776	27,499,977	75,674	-	27,575,661	3,220,125	-	
Total			3,222,998,606	1,512,214,661	(1,077,311,227)	3,657,902,039	789,584,665	84,110,992	(15,748,879)	857,946,778	2,799,955,261		
Application Software			25,009,999	6,463,624	-	31,473,623	20,262,377	7,553,934	-	27,816,311	3,657,312		

Development Cost

Note	Code	Description	Balance as at 01.01.2023	Additions 2023	Transfers/ Adjustments	Balance as at 31.12.2023	Depreciation as at 01.01.2023	Depreciation 2023	Transfers/ Adjustments	Acc. 31.12.2023	Depreciation as at 31.12.2023	Acc. 31.12.2023	Net Book Value as at 31.12.2023
		Development Cost	415,219,215	64,795,769	-	480,004,984	223,895,055	36,039,980	-	259,935,035	220,069,950	-	

Development Cost - Kalpitiya Project

Description	Balance as at 01.01.2023	Additions 2023	Transfers/ Adjustments	Balance as at 31.12.2023	Depreciation as at 01.01.2023	Depreciation 2023	Transfers/ Adjustments	Acc. 31.12.2023	Depreciation as at 31.12.2023	Acc. 31.12.2023	Depreciation as at 31.12.2023	Acc. 31.12.2023	Net Book Value as at 31.12.2023
Development Cost - Admin	4,241,997	-	-	4,241,997	-	-	-	-	-	-	-	-	4,241,997
Development Cost - Development	19,284,003	-	-	19,284,003	-	-	-	-	-	-	-	-	19,284,003
Total - Kalpitiya Project	23,526,000	-	- 23,526,000	-	-	-	-	-	-	-	-	-	23,526,000

Note No 07.3

Property Plant & Equipments - Kalpitiya Project

7.03	Code	Description	Balance as at 01.01.2023	Additions 2023	Transfers/ Adjustments	Balance as at 31.12.2023	Depreciation as at 01.01.2023	Depreciation 2023	Transfers/ Adjustments	Acc. 31.12.2023	Depreciation as at 31.12.2023	Acc. 31.12.2023	Net Book Value as at 31.12.2023
104	Furniture		110,092	-	-	110,092	110,092	-	-	110,092	-	-	
105/105A	Miscellaneous Equipment		894,494	-	-	894,494	894,494	-	-	894,494	-	-	
111	Data Processing Equipment		630,000	-	-	630,000	630,000	-	-	630,000	-	-	
102	Communication Equipments		172,462	-	-	172,462	172,462	-	-	172,462	-	-	
Total			1,807,048	-	- 1,807,048	1,807,048	1,807,048	-	-	1,807,048	-	-	-

8. Work-in-Progress

	2024 (Rs)	2023 (Rs)
Passikudah Development Projects		
Passikudah - Infrastructure Development Project	2,788,380	1,571,010
Anuradhapura - Renovation	124,353,695	84,120,033
Bentota - Resort Building	10,150,144	9,423,447
Domestic Tourism Projects		
Kalpitiya Development Project	26,097,903	26,097,903
Dunhinda Ella - Development Project	2,724,289	2,724,289
Madurankuliya- Comfort Center Development Project	3,731,807	3,771,807
Domestic Tourism Projects	30,000	30,000
Building Resorts - Other	77,562,457	53,304,590
Mannar - Land Acquisition Project	61,000,000	61,000,000
Tourism zone development	490,540	239,017
Total	308,929,215	242,282,096

9. Long Term Investments

	2024 (Rs)	2023 (Rs)
Exotica Resorts Ltd- Ord. Shares of Rs. 10/= (each)	4,000,000	4,000,000
Investment for gratuity	4,693,969	4,392,208
Total	8,693,969	8,392,208

10. Trade Creditors and Other Payable

	2024 (Rs)	2023 (Rs)
Sundry Creditors	43,084	6,211
Sri Lanka Institute of Tourism & Hotel Mgt	6,512,810	6,512,810
Sri Lanka Tourism Promotion Bureau	(2,343)	-
Land Lease Rent Payable/Deposit	10,722,069	10,721,715
Sewage Plant Payable	189,876,730	421,113,524
PCR & Insurance payable collection account	178,037,615	179,654,720
Deposit / Other Payable/ Income in advance	190,167,971	217,786,027
Stock excess payable	347	347
Total	575,358,283	835,795,354

11. Provision for Retirement Gratuity -

	2024 (Rs)	2023 (Rs)
Gratuity payable brought forward	75,902,598	73,568,208
Adjustment for the year 2023 provision	101,150	36,310
Less : Gratuity paid during the year 2024	7,061,822	3,239,540
Sub Total	68,739,626	70,292,358
Add : Provision for gratuity - 2024	18,905,875	5,610,240
Total Gratuity payable	87,645,501	75,902,598

Gratuity was provided in the account before completion of minimum period of service (minimum 5 years)

12. Embarkation Levy

	2024 (Rs)	2023 (Rs)
Embarkation Levy for the year	601,727,127	611,513,016
Total	601,727,127	611,513,016

13. Tourism Development Levy

	2024 (Rs)	2023 (Rs)
Tourism Development Levy for the year	304,458,254	281,450,980
Total	304,458,254	281,450,980

14. Fees and Licenses

	2024 (Rs)	2023 (Rs)
Land lease rent income - Head Office	120,813,672	97,050,457
License Fee/Administration Fee / Visa Fee/Prior Year Income	82,452,891	81,613,839
Investment Relation Unit	15,780,674	11,575,678
TDF Administration Fee	13,637,100	11,553,836
Total	232,684,337	201,793,810

15. Surplus / (Deficit) - National Holiday Resorts' Operations

	2024 (Rs)	2023 (Rs)
Kataragama	(17,332,390)	(12,613,090)
Nuwara Eliya	(1,596,176)	(5,688,136)
Bandarawela	(7,929,187)	(3,198,422)
Anuradhapura	(13,797,174)	(8,321,156)
Bentota	82,809,120	52,103,826
Polonnaruwa / Giritale	5,540,085	3,523,676
Kalkudah	(13,518,640)	(20,246,441)
Surplus / (Deficit) - National Holiday Resorts Operation	34,175,638	5,560,257

16. Other Income

	2024 (Rs)	2023 (Rs)
Interest Income - Staff Loans	897,423	940,630
Bank Interest - other	87,784	151,806
Fixed Deposit Interest	113,344,238	101,941,103
Bank Interest - Fund Management Account *	58,437,886	32,936,779
Gain on Disposal of Assets	242,836	336,861
Other income	8,873,224	16,844,374
Accrued Expenditure written back	1,563,864	10,786,768
Exchange Gain-USD	399,043	5,788,731
Land Compensation	-	10,002
Total	183,846,298	169,737,054

17. Wages, Salaries & Employee Benefits

	2024 (Rs)	2023 (Rs)
Salaries & Allowances	124,157,109	109,962,049
Holiday & Other Allowances	1,857,383	1,395,785
Overtime	4,819,865	4,644,981
Board's contribution to EPF	13,214,982	11,473,840
Board's contribution to ETF	2,642,996	2,341,812
Staff Welfare	39,837,970	30,512,007
Uniforms to Staff	1,191,617	1,820,262
Travelling local	411,699	396,317
Gratuity	20,107,085	5,621,690
Attendance Incentive	5,093,132	4,609,741
Annual Bonus	2,659,727	2,400,000
Total	215,993,565	175,178,484

18. Supplies and Consumables Used

	2024 (Rs)	2023 (Rs)
Entertainment local	1,673,177	1,184,810
Misc. supplies	6,867,265	7,589,155
Cleaning Supplies	6,490	-
Security Charges	5,572,760	8,633,870
Janitorial Charges	9,364,892	9,438,797
Stationery	6,726,447	6,952,312
Telephones, Internet and Connected charges	32,027,553	32,915,422
Postage & Stamp Duty	3,824,692	6,818,453
Electricity	13,986,959	15,806,477
Rates & Licenses	1,455,291	1,619,731
Insurance - Fixed Assets	803,037	905,060
Maintenance - Buildings/ Telephone Maint:	4,166,934	5,685,007
Maintenance - Equipment	6,361,544	9,474,247
Rent Expenditure on Equipment Rent	1,583,665	759,500
Advertising General	4,132,133	3,974,607
Legal Expenses	1,409,380	1,520,055
Hire of Vehicles	12,331,037	8,264,538
Maint. & Repair vehicles	24,425,114	25,078,245
Water	4,228,332	1,244,421
Provision for Bad & Doubtful Debt	-	-
Total	140,946,702	147,864,707

19. Trade Related Expenditure

	2024 (Rs)	2023 (Rs)
Hotel Inspection, Classification, Registration, Awareness, Mobilil service etc	23,799,661	15,430,667
Travelling Overseas	7,760,691	2,216,907
Printing & Publications	6,075,181	1,384,611
Conference & Special Events	40,271,400	1,934,926
Subscriptions to Int'l Organization	43,428,486	9,699,734
Statistical Surveys and Related Expenditure	86,611	4,800
Community Relations	6,478,218	17,618,562
Investment Relation Unit	32,341,278	3,948,653
Staff Training /Consultancy services	2,853,327	2,104,236
ICT & Telecommunication Maintenance	23,552,933	11,414,285
Kalpitiya Expenses	931,343	698,253
Yala Wild Resorts Project Expenses	366,225	408,886
New Product Development Projects/ Sustainable Development Project Expenditure	3,068,238	9,910,392
Development Expenses Recurrent - NHR	270,594	167,139
Provincial project Development Expenses	1,438,312	2,673,412
Promotion & Advertising	37,895	-
Safe & Secure for Covid-19	-	77,194
Total	192,760,393	79,692,657

20. Other Expenses

	2024 (Rs)	2023 (Rs)
Board Member Allowance	747,000	693,000
Board and AMC meeting Expenses	1,064,631	1,317,987
Losses/Write-offs/Exchange Loss	8,679,284	40,053,510
Tourism Advisory Committee Allowances & Expenditure	60,000	100,000
Audit Fees	916,398	1,162,788
Total	11,467,313	43,327,285

21. Finance Expenses

	2024 (Rs)	2023 (Rs)
Bank Charges	229,177	219,398
Total	229,177	219,398

22 **Kalpitiya Project Equity**

	2024 (Rs)	2023 (Rs)
Project Equity:300 Investors - Equity Contribution	3,243,000	3,243,000
Project Equity:301 Other - Equity Contributions	2,400,000	2,400,000
Project Equity:302 SLTDA - Equity Contribution	45,680,603	45,680,603
Project Equity:303 SLTPB - Equity Contribution	47,500,000	47,500,000
3200 Retained Earnings	(75,679,513)	(75,679,513)
Total	23,144,090	23,144,090

23. **Bank Overdraft**

Bank Overdraft represent the credit balance of the bank ledger accounts in the books of accounts of SLTDA and it is not actual adverse balance in the bank account of SLTDA

SUMMARY OF RESORTS OPERATIONS

For the year ended 31st December, 2024

	2024 Rs:	2023 Rs:
National Holiday Resorts - Domestic Tourism		
Kataragama	(17,332,390)	(12,613,090)
Nuwara Eliya	(1,596,176)	(5,688,136)
Bandarawela	(7,929,187)	(3,198,422)
Anuradhapura	(13,797,174)	(8,321,156)
Sub Total	(40,654,927)	(29,820,804)

National Holiday Resorts - Service & Rent Income Generations

Bentota	82,809,120	52,103,826
Polonnaruwa / Giritale	5,540,085	3,523,676
Kalkudah	(13,518,640)	(20,246,441)
Sub Total	74,830,565	35,381,061
Surplus/(Deficit)	34,175,638	5,560,257

NATIONAL HOLIDAY RESORT - KATARAGAMA
 Income Statement
 For the period ended 31st December, 2024

	2024 Rs:	2023 Rs:
Restaurant sales	8,030,148	7,763,164
Less : Cost of sales	5,859,903	5,438,606
Gross Income	2,170,245	2,324,558
Room Sales	11,126,643	11,061,654
Other Income	552	-
Gross profit	13,297,440	13,386,212
Less: Adm. & Est. Expenses	23,240,361	22,634,505
Depreciation	7,389,469	3,364,797
Surplus/(Deficit)	(17,332,390)	(12,613,090)
Administration & Establishment Expenses		
Salaries & Allowances	9,206,413	9,077,806
Overtime	125,529	158,192
SLTDA's contribution to Employee Provident Fund	1,212,732	1,082,120
SLTSA's contribution to Employee Trust Fund	242,546	216,424
Staff Welfare / Entertainment Local	212,756	617,911
Staff Meals	1,907,044	1,596,361
Annual Bonus	350,000	280,000
Uniform to staff	287,546	271,973
Cleaning Supplies	544,181	506,165
Miscellenious supplies	275,590	216,103
Security Charges	1,508,658	1,559,476
Janitorial Charges	3,564,598	2,220,766
Telephone	140,878	148,623
Stationery	98,093	255,025
Postage & Stamps	106,510	108,369
Electricity	1,375,575	1,518,570
Rates & Licenses	38,034	75,096
Insurance - Plant & Machineries	31,551	18,950
Maintenance - Buildings	295,809	181,937
Maintenance - Equipments	281,987	580,141
Bank Charges	221,547	138,513
Maintenance & Repair vehicles	195,803	137,790
Printing & Publications / Books & Periodicals	-	4,247
Attendance Incentive	548,692	494,343
Water	335,593	1,139,974
Development Expenses - Recurrent	58,598	29,630
Promotion & Advertising	54,192	-
Travelling Local	19,906	-
Total	23,240,361	22,634,505

NATIONAL HOLIDAY RESORT - NUWARAELIYA
 Income Statement
 For the period ended 31st December, 2024

	2024 Rs:	2023 Rs:
Restaurant sales	15,027,404	10,639,267
Less : Cost of sales	8,934,577	8,414,159
Gross Income	6,092,827	2,225,108
Room Sales	15,691,802	13,045,518
Other income	854,097	163,987
Sub total	16,545,899	13,209,505
Gross profit	22,638,726	15,434,613
Less: Adm. & Est. Expenses	19,824,279	19,552,653
Depreciation	4,410,623	1,570,096
Surplus/(Deficit)	(1,596,176)	(5,688,136)
Administration & Establishment Expenses		
Salaries & Allowances	6,796,997	7,426,269
Overtime	360,414	288,937
SLTDA's contribution to Employee Provident Fund	1,142,433	1,065,073
SLTSA's contribution to Employee Trust Fund	206,837	213,014
Staff Welfare	92,672	552,142
Annual Bonus	300,000	280,000
Staff Meals	1,670,546	1,063,518
Uniform to staff	248,589	369,483
Cleaning Supplies	332,785	301,691
Miscellenious supplies	517,970	552,289
Security Charges	1,428,822	1,345,875
Janitorial Charges	3,237,085	2,288,820
Stationery	84,404	61,382
Telephones	182,245	142,918
Postage & Stamps	98,189	125,086
Electricity	1,033,426	1,592,801
Rates & Licenses	90,000	255,487
Insurance - Plant & Machineries	43,816	13,450
Maintenance - Buildings	313,302	234,860
Maintenance - Equipments	388,217	430,193
Transport & Freight / Hire of Vehicles	-	10,500
Bank Charges	210,297	145,790
Maintenance & Repair vehicles	224,684	217,121
Printing & Publications / Books & Periodicals	33,150	1,285
Attendance Incentive	600,064	434,260
Water	141,657	129,418
Development Expenses Recurrent	42,188	-
Promotion & Advertising	3,490	-
Travelling and Subsistence	-	10,991
Total	19,824,279	19,552,653

NATIONAL HOLIDAY RESORT - BANDARAWELA
 Income Statement
 For the period ended 31st December, 2024

	2024 Rs:	2023 Rs:
Restaurant sales	11,887,254	11,877,249
Less : Cost of sales	8,320,858	7,480,697
Gross Income	3,566,396	4,396,552
Room Sales	11,274,927	11,727,250
Other income	1,195,328	602,467
Sub total	12,470,255	12,329,717
Gross profit	16,036,651	16,726,269
Less: Adm. & Est. Expenses	19,757,732	18,204,597
Depreciation	4,208,106	1,720,094
Surplus/(Deficit)	(7,929,187)	(3,198,422)
Administration & Establishment Expenses		
Salaries & Allowances	6,499,856	7,114,607
Overtime	537,010	291,557
SLTDA's contribution to Employee Provident Fund	1,043,939	979,935
SLTDA's contribution to Employee Trust Fund	187,705	195,987
Staff Welfare	126,455	440,979
Annual Bonus	325,000	300,000
Staff Meals	1,895,547	1,480,995
Uniform to Staff	257,977	407,844
Cleaning Supplies	259,906	237,983
Miscellaneous supplies	711,355	294,743
Security Charges	1,546,393	1,136,925
Janitorial Charges	2,911,878	1,941,874
Stationery	125,912	77,541
Telephones	118,143	240,749
Postage & Stamps	106,365	112,129
Electricity & Gas	1,389,386	1,208,276
Rates & Licenses	184,186	42,780
Insurance - Plant & Machineries	52,889	21,184
Maintenance - Buildings	272,220	511,285
Maintenance - Equipment	308,415	365,186
Bank Charges	116,419	85,070
Maintenance & Repair vehicles	274,468	244,474
Printing & Publications/ Books & Periodicals	-	12,043
Attendance Incentive	460,423	411,715
Water	16,778	11,144
Promotion & Advertising	5,537	-
Development Expenses - Recurrent	23,570	36,092
Hire of vehicle	-	1,500
Total	19,757,732	18,204,597

NATIONAL HOLIDAY RESORT - ANURADHAPURA
 Income Statement
 For the period ended 31st December, 2024

	2024 Rs:	2023 Rs:
Restaurant sales	11,867,146	10,802,642
Less : Cost of sales	10,344,744	8,239,787
Gross Income	1,522,402	2,562,855
Room Sales	18,331,346	17,691,650
Other income	1,827	41,800
Sub total	18,333,173	17,733,450
Gross profit	19,855,575	20,296,305
Less: Adm. & Est. Expenses	21,427,461	19,338,367
Depreciation	12,225,288	9,279,094
Surplus/(Deficit)	(13,797,174)	(8,321,156)
Administration & Establishment Expenses		
Salaries & Allowances	6,599,000	5,692,905
Overtime	731,313	260,958
SLTDA's contribution to Employee Provident Fund	1,190,469	853,132
SLTDA's contribution to Employee Trust Fund	218,554	170,626
Staff Meals	1,710,309	2,180,716
Staff Welfare	202,710	606,445
Annual Bonus	300,000	260,000
Uniform to Staff	152,793	304,124
Cleaning Supplies / Laundry Cost	374,889	444,979
Miscellaneous supplies	441,863	238,033
Security Charges	1,518,636	1,523,085
Janitorial Charges	2,948,871	1,596,910
Stationery	84,763	145,709
Telephones	424,309	409,737
Postage & Stamps	127,113	133,667
Electricity	1,806,055	2,267,543
Rates & Licenses	142,033	130,233
Insurance - Plant & Machineries	10,253	9,208
Maintenance - Buildings & Garden	335,489	243,739
Maintenance - Equipment	238,886	501,642
Bank Charges	300,789	302,870
Maintenance & Repair Vehicle	80,526	91,760
Attendance Incentive	672,675	342,250
Water	605,540	488,273
Printing and Publication	29,050	-
Development Expenses Recurrent	142,481	135,783
Promotion & Advertising	30,387	-
Travelling local	4,055	-
Hire of vehicle	3,650	4,040
Total	21,427,461	19,338,367

NATIONAL HOLIDAY RESORT - BENTOTA

Income Statement
For the period ended 31 December, 2024

	2024 Rs:	2023 Rs:
Room Sales/ Rsturant Sales	3,087,877	798,222
Less - Cost of Food & Bar Provisions	38,470	4,004
Net Income on Room Sales	3,049,407	794,218
Rent income (lease of land/buildings)	154,929,467	121,083,941
Other Income	17,960,714	17,400,743
Sub Total	175,939,588	139,278,902
Less: Adm. & Est. Expenses	36,981,531	34,830,084
Depreciation	44,993,462	46,378,694
Beach Cleaning Expenses	11,155,475	5,966,298
Surplus/(Deficit)	82,809,120	52,103,826
Administration & Establishment Expenses		
Salaries & Allowances	10,068,430	9,555,488
Overtime	802,562	790,641
SLTDA's contribution to Employee Provident Fund	1,206,964	1,074,238
SLTDA's contribution to Employee Trust Fund	241,393	214,847
Staff Welfare	440,030	992,100
Annual Bonus	300,000	260,000
Entertainment local	33,581	43,831
Uniform to staff	80,898	177,119
Miscellenious supplies	355,173	398,653
Security Charges	9,913,209	9,658,780
Cleaning Supplies	156,092	129,643
Stationery	56,352	149,205
Telephones	86,943	114,434
Postage & Stamps	8,590	18,750
Electricity	8,393,199	9,352,709
Rates & Licenses	261,818	132,078
Insurance - Plant & Machineries	4,190	3,763
Maintenance - Buildings	606,253	206,188
Maintenance - Equipment	2,266,094	877,734
Bank Charges	1,000	5,000
Building Rent	437,500	45,000
Attendance Incentive	709,606	564,203
Development Expenses - Recurrent	501,468	25,730
Hire of Vehicle	50,186	39,950
Total	36,981,531	34,830,084

NATIONAL HOLIDAY RESORT - POLONNARUWA

Income Statement
For the period ended 31 December, 2024

	2024 Rs:	2023 Rs:
Rent Income	5,540,085	3,523,676
Other Income (Water & Garbage)	-	-
Gross profit	5,540,085	3,523,676
Depreciation	-	-
Surplus/(Deficit)	5,540,085	3,523,676

NATIONAL HOLIDAY RESORT - PASSIKUDAH / KALKUDAH

Income Statement
For the period ended 31 December, 2024

	2024 Rs:	2023 Rs:
Rent Income	9,903,722	5,883,275
Other Income	-	1,432,022
Water Consumption Income	12,275,434	9,205,145
Sub Total	22,179,156	16,520,442
Less: Adm. & Est. Expenses	6,892,339	8,622,109
Depreciation	28,805,457	28,144,774
Surplus/(Deficit)	(13,518,640)	(20,246,441)
Administration & Establishment Expenses		
Salaries & Allowances	2,252,066	2,884,261
Overtime	-	-
SLTDA's contribution to Employee Provident Fund	205,410	267,444
SLTDA's contribution to Employee Trust Fund	41,081	53,488
Staff Welfare	105,760	197,880
Staff Uniform	14,244	38,997
Annual Bonus	50,000	60,000
Janitorial charges	460,152	303,862
Cleaning Supplies	14,610	10,235
Security	2,137,035	865,100
Stationery	19,094	29,271
Telephones	34,595	55,777
Postage & Stamps	25,000	38,119
Electricity	1,131,111	1,226,781
Maintenance - Buildings	-	2,136,439
Maintenance Equipments	17,560	29,258
Maintenance & Repair Vehicle	19,250	33,080
Miscellenious supplies	10,920	95,347
Bank charges	2,100	500
Attendance Incentive	109,615	146,685
Development Expenses - Recurrent	239,929	132,065
Insurance Fixed assets	2,807	2,520
Hire of Vehicles	-	15,000
Total	6,892,339	8,622,109

Budgetary Vs Actual

The overall variations between the budget and the actual for the year were 2.03 and (41.45) % for income and expenditure respectively. Details of the variations are given below.

1. Income

Income Sources	Budget 2024	Actual 2024	% Change
Embarkation Levy	716.97	601.72	(16.07)
Tourism development Levy	304.27	304.45	0.06
Administration fee - TDF	10.97	13.64	24.34
Land Lease Rent Income	97.16	120.81	24.34
Interest on loans to employees / Bank Interest	98.47	172.76	75.44
Registration and license related fee & Visa Fee	61.01	82.45	35.14
Unit for National Tourism Investments	13.62	15.88	16.59
Surplus from Resorts Operation	18.04	(12.42)	(168.85)
(Income before depreciation) - Trading Resorts			
Surplus from Resorts Operation	114.27	148.63	30.07
(Income before depreciation) - Service Resorts			
Other Income & Profit on Disposal of Assets / Exchange Gain	1.00	17.04	1,604.00
Total	1,435.78	1,464.96	2.03

* Rupees in million

Domestic Tourism Resorts / Service Resorts surplus have been taken by adding back the depreciation amounts charged (102.03) to compare with the budget

Description	Revised Budget 2024	Actual 2024	% Change
Wages, Salaries & Employee Benefits			
Salaries & Allowances	230.00	124.15	(46.02)
Holiday & Other Allowances	1.50	1.85	23.33
Overtime	5.00	4.82	(3.60)
Board's contribution to EPF	15.00	13.21	(11.93)
Board's contribution to ETF	3.50	2.60	(25.71)
Staff Welfare (Including Medical Cover for Staff)	40.00	39.83	(0.43)
Uniforms to Staff	3.00	1.19	(60.33)
Travelling local	1.00	0.41	(59.00)
Gratuity	5.00	20.12	302.40
Attendance Incentive	6.00	5.10	(15.00)
Annual Bonus	3.50	2.60	(25.71)

Provincial Accommodation Rental Payments	2.50	0.00	(100.00)
Sub Total	316.00	215.88	(31.68)
Supplies and Consumables Used			
Entertainment local	1.00	1.67	67.00
Misc. supplies	5.00	6.86	37.20
Cleaning Supplies	0.20	6.49	3,145.00
Security Charges	12.00	5.57	(53.58)
Janitorial Charges	10.00	9.36	(6.40)
Messenger Service	7.00	0.00	(100.00)
Stationery	12.00	6.73	(43.92)
Telephones / Fax / Email & Internet	25.00	32.07	28.28
Postage & Stamp Duty	3.00	3.82	27.33
Electricity	13.00	13.98	7.54
Rates & Licenses	3.00	1.45	(51.67)
Insurance - Fixed Assets	1.50	0.80	(46.67)
Maintenance - Buildings/ Telephone Maint:	8.00	4.17	(47.88)
Maintenance - Equipment	8.00	6.36	(20.50)
Advertising General	3.50	4.13	18.00
Legal Expenses	37.20	1.40	(96.24)
Hire of Vehicles	29.86	12.33	(58.71)
Fuel , Maint. & Repair vehicles	20.00	24.42	22.10
Water	2.00	4.22	111.00
Provision for Bad & Doubtful Debt	5.00	0.00	(100.00)
Sub Total	206.26	145.83	(29.30)
Trade Related Expenditure			
Statistical Surveys	112.00	0.08	(99.93)
Hotel Classification /Registration/Renewal/ Absorption of Informal Sector	31.30	23.80	(23.96)
Travelling Overseas	5.00	7.76	55.20
Printing & Publications	5.00	6.07	21.40
Conference & Special Events	88.00	40.27	(54.24)
Subscriptions to Int'l Organization	30.00	43.42	44.73
Community Relations	60.40	6.47	(89.29)
Investment Relation Unit	41.10	32.34	(21.31)
Staff Training & Development /Consultancy services	7.50	2.85	(62.00)
Books & Periodicals	0.20	0.00	(100.00)
ICT Maintenance	59.00	23.55	(60.08)
Kalpitiya Expenses	0.90	0.93	3.33
Yala Wild Resorts Project Expenses	0.80	0.36	(55.00)
Kuchchaveli Expenses	7.50	0.00	(100.00)
New Product Development Projects/ Sustainable Development Project Expenditure	3.50	3.07	(12.29)
Development Expenses - Recurrent - NHR	2.00	0.27	(86.50)

Tourism Zones development with Provincial Councils and Municipal Councils Expenses	10.00	2.36	(76.40)
Sustainable Destination Development with Provincial Council/ Tourist police related	32.00	0.70	(97.81)
Promotion & Advertising (Resorts related)	1.20	0.03	(97.50)
Safe & Secure for Covid-19/ Related activities	1.00	0.00	(100.00)
Expenditure on Record Management System	2.00	0.00	(100.00)
Rent Expenses on Tourist Police Unit	-	-	-
Rent Expenditure on equipment	1.00	1.58	58.00
Subtotal	501.40	195.91	(60.93)
Other Expenses			
Board Member Allowance	1.00	0.74	(26.00)
Board and AMC meeting related other expenses	2.50	1.07	(57.20)
Losses/Write-offs/Exchange Loss	1.23	8.70	607.32
Audit Fees	1.50	0.91	(39.33)
Corporate Tax	29.49	51.17	73.52
Tourism Advisory committee Allowance	0.20	0.06	(70.00)
Sub Total	35.92	62.65	74.42
Finance Expenses			
Bank Charges	0.20	0.22	10.00
Sub Total	0.20	0.22	10.00
Grand Total	1,059.78	620.49	(41.45)

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NATIONAL AUDIT OFFICE



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නොතු ලිඛි.
My No.

තෙවෙන අංකය
නොතු ලිඛි.
Your No.

දිනය නොතු Date	07 August 2025
Director General	
Director / Financial Management	
Assistant Director / Internal Audit	

Chairman

Sri Lanka Tourism Development Authority

Report of the Auditor General on the Financial Statements and Other Legal and Regulatory Requirements of the Sri Lanka Tourism Development Authority for the year ended 31 December 2024 in terms of Section 12 of the National Audit Act, No. 19 of 2018.

1. Financial Statements

1.1 Qualified Opinion

The audit of the financial statements of the Sri Lanka Tourism Promotion Authority (“Authority”) for the year ended 31 December 2024 comprising the statement of financial position as at 31 December 2024 and the statement of financial performance, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including material accounting policy information, was carried out under my direction in pursuance of provisions in Article 154(1) of the Constitution of the Democratic Socialist Republic of Sri Lanka read in conjunction with provisions of the National Audit Act No. 19 of 2018 and Finance Act No. 38 of 1971. My report to Parliament in pursuance of provisions in Article 154 (6) of the Constitution will be tabled in due course.

In my opinion, except for the effects of the matters described in the basis for Qualified Opinion section of my report, the accompanying financial statements give a true and fair view of the financial position of the Authority as at 31 December 2024, and of its financial performance and its cash flows for the year then ended in accordance with Sri Lanka Public Sector Accounting Standards.

1.2 Basis for Qualified Opinion

- (a) The interest income receivable and income tax payable shown under the changes in working capital in the cash flow statement had been overstated by Rs.4,443,864 and Rs.18,604,441 respectively.
- (b) The additions to property, plant, and equipment for the year amounting to Rs.71,654,167, had been shown as Rs.75,004,249 under the investing activities of the cash flow statement. As a result, the cash flows from investing activities had been overstated by Rs.3,350,082.
- (c) The gain on revaluation amounting to Rs.44,945,161 had been deducted from the investing activities of the cash flow statement. As a result, the cash flows from investing activities had been understated by the similar amount.



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NATIONAL AUDIT OFFICE

- (d) Interest income received during the year under review was Rs.110,293,072. However, the amount shown under the investing activities in the cash flow statement was Rs.146,650,300. As a result, the interest income shown under investing activities of the cash flow statement had been overstated by Rs.36,357,228.
- (e) An asset had been classified as an investment property in 2016 without meeting the criteria specified in Paragraph 18 of Sri Lanka Public Sector Accounting Standards (SLPSAS)13 and leased to a private company, but the lessee had not used the assets for investing purpose and had not paid lease rent totaling Rs.69,880,660 for the period from 2016 to 2024. Further, an impairment loss of Rs.20,104,583 was recognized without a reliable estimate of recoverable service amount.
- (f) According to the Paragraph 20 of the Sri Lanka Public Sector Accounting Standards (SLPSAS)13, an investment property should be recognized as an asset only when it is probable that the future economic benefits or service potential associated with the property will flow to the entity. However, the land and building located in Bentota, valued at Rs.928,720,000, has been recognized as an investment property, despite not being utilized for rental or other investment-related purposes. Consequently, the investment property balance has been overstated, while the property, plant, and equipment balance has been understated by the similar amount.
- (g) Any valuation fees incurred are considered directly attributable to the revaluation process and should be accounted as expenses to the statement of financial performance rather than increasing the carrying amount of the asset. However contrary to that the valuation fee amounting to Rs.1,198,505 had been capitalized to the land cost.
- (h) Withholding Tax (WHT) on interest income from fixed deposits for the year under review was Rs.5,967,610. However, only Rs.2,182,622 had been recorded in the accounts. As a result WHT receivable and interest income were understated by Rs.3,784,988 and income tax expense and income tax payable were understated by Rs.1,135,496.
- (i) Due to the absence of a properly maintained fixed asset register that distinguishes between property, plant and equipment and investment property, it was unable to ascertained the accuracy of the assets. Furthermore, the lack of essential information such as the date of acquisition, asset identification codes, depreciation amounts, and details of newly acquired assets significantly hindered the ability to assess the value of PPE.
- (j) There were no any documentary evidences available for audit on sinking fund of Rs.759,021 and Tourism fund of Rs.930,000 in the Statement of Changes in Equity as at the end of the year under review. Therefore, it cannot be verified the accuracy of the sinking fund and the tourism fund balances.
- (k) As per the financial statements, the receivable balance from related parties amounted to Rs.496,310,204, whereas the corresponding balance reported in the financial statements of the related parties was Rs.467,722,550, resulting in a difference of Rs.28,587,654. Similarly, the payable balance to related parties was recorded as Rs.6,512,810 in the financial statements, while the related parties reported a corresponding balance of Rs.5,396,779, indicating a difference of Rs. 1,116,031.

2

I conducted my audit in accordance with Sri Lanka Auditing Standards (SLAuSs). My responsibilities, under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

1.3 Other information included in the Authority's 2024 Annual Report.

The other information comprises the information included in the Authority's 2024 Annual Report but does not include the financial statements and my auditor's report thereon, which I have obtained prior to the date of this auditor's report. Management is responsible for the other information.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If based on the work I have performed on the other information that I have obtained prior to the date of this auditor's report, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

1.4 Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with Sri Lanka Public sector accounting standards, and for such internal control as management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Authority's financial reporting process.

As per Section 16(1) of the National Audit Act No. 19 of 2018, the Authority is required to maintain proper books and records of all its income, expenditure, assets and liabilities, to enable annual and periodic financial statements to be prepared of the Authority.

1.5 Auditor's Responsibilities for the Audit of the Financial Statements

My objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Sri Lanka Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Sri Lanka Auditing Standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

2. Report on Other Legal and Regulatory Requirements

2.1 National Audit Act, No. 19 of 2018 includes specific provisions for following requirements.

2.1.1 Except for the effects of the matters described in the basis for Qualified Opinion section of my report, I have obtained all the information and explanation that required for the audit and as far as appears from my examination, proper accounting records have been kept by the Authority as per the requirement of section 12 (a) of the National Audit Act, No. 19 of 2018.

2.1.2 The financial statements presented is consistent with the preceding year as per the requirement of section 6 (1) (d) (iii) of the National Audit Act, No. 19 of 2018.

2.1.3 The financial statements presented includes all the recommendations made by me in the previous year except the audit matters of 1.2 (l) described in the basis for Qualified Opinion section of my report as per the requirement of section 6 (1) (d) (iv) of the National Audit Act, No. 19 of 2018.

2.2 Based on the procedures performed and evidence obtained were limited to matters that are material, nothing has come to my attention;

2.2.1 to state that any member of the governing body of the Authority has any direct or indirect interest in any contract entered into by the Authority which are out of the normal cause of business as per the requirement of section 12 (d) of the National Audit Act, No. 19 of 2018.

2.2.2 to state that the Authority has not complied with any applicable written law, general and special directions issued by the governing body of the Authority as per the requirement of section 12 (f) of the National Audit Act, No. 19 of 2018 except for;

Reference to law/ direction	Non compliance
(a) The Tourism Act No. 38 of 2005	
(i) Section 6.1 (a) and (b)	The proposed long-term targets and the four-year plan for tourism development for the period 2024–2027 had not been prepared and submitted to the Hon. Minister
(ii) Section 26(3)	Actions had been initiated for the preparation of master plans related to the identified tourism zones. However, regulations had not been made in respect of the tourism activities, commercial and other activities that can be carried out within those zones even as at the end of the year under review.
(b) Paragraph 6(iv) of Public Enterprise Circular No. PED/57 of 11 February 2011	Without adhering to the required regulatory procedures in this circular the Authority had made an advance payment of Rs.2,432,000 out of the total cost of Rs.4,397,668 for a program related to safari jeep driver training which was organized by a society engaged in wildlife and nature protection in Sri Lanka.

2.2.3 to state that the Authority has not performed according to its powers, functions and duties as per the requirement of section 12 (g) of the National Audit Act, No. 19 of 2018.

2.2.4 to state that the resources of the Authority had not been procured and utilized economically, efficiently and effectively within the time frames and in compliance with the applicable laws as per the requirement of section 12 (h) of the National Audit Act, No. 19 of 2018 except for;

Contrary to Government Procurement Guidelines 2.14.1, 3.2 and 5.4.8, the contract for constructing four tourist police units in Unawatuna, Kalpitiya, Mount Lavinia, and Eththugala had been awarded without proper authorization, competitive bid calling and performance security to the Lanka Building Materials Corporation for Rs.22,440,000 on 28 October 2021. The contractor unlawfully subcontracted the work to another contractor without Authority's approval. Of the four units, only the Mt. Lavinia unit was completed, with significant delays and cost overruns increase from the originally approved amount of Rs.6,355,357 to Rs.8,531,825.

2.3 Other Matters

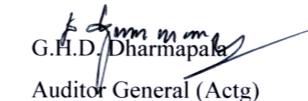
(a) Trade debtors amounting to Rs.81,694,492 as at the end of the year under review, had remained over 03 years without being recovered.

(b) The Authority had not taken action to identify the unidentified rent deposit amounting to Rs.4,446,055 and make necessary accounting adoption accordingly. Further, contrary to the provisions in the rent agreements, refundable deposits had not been collected from 181 identified tenants.

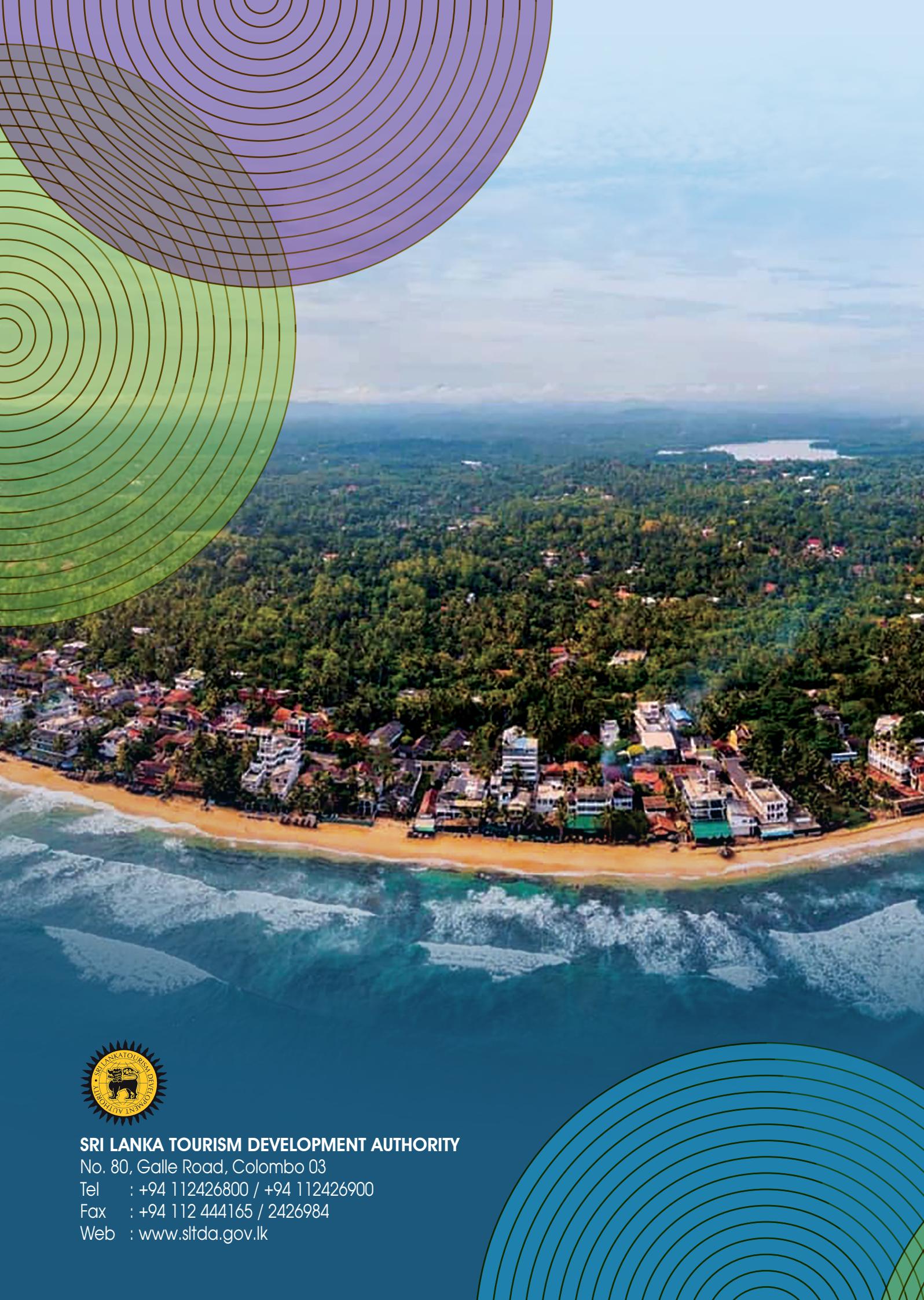
(c) After completing the building constructed in Bentota at a cost of Rs.99,832,452 for the purpose of refurbishment of manager's quarters, post office building & staff accommodation had remained over two years without being used for said purpose.

(d) A building complex refurbishment project in Bentota, which included the construction of eight new shops, a live exhibition center, and a restaurant building, had been completed in 2019 at a total cost of Rs.108,265,929. However, except the restaurant building, the remaining facilities had remained idle since the completion of construction and the Authority had not taken action to utilize these buildings for the said purposes.

(e) The automatic fire protection system had been installed at a cost of Rs.8,133,033 in 2019. However this system remained inactive from 2023 until the date of this report.



G.H.D. Dharmapala
Auditor General (Actg)



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