

Weifang DENG Partner

Banking and Finance | Real Estate and Infrastructure Dispute Resolution



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Shenzhen

Weifang Deng is a partner at Merits & Tree. Prior to joining M&T, Mr. Deng served as a partner at Zhong Lun Law Firm (Shenzhen) and DeHeng Law Offices (Shenzhen) respectively.

Weifang Deng has more than ten years of legal work experience in gold financing and management, real estate investment and mergers and acquisitions as well as the dispute resolution business derived from the two, which includes:

- (1) **Capital side:** mainly on behalf of the trust, private equity (including QFLP), insurance based asset management institutions to set up the asset management products, and to complete the investment and post-investment operation and management;
- (2) **Asset side:** mainly on behalf of the large-scale real estate companies, Hong Kong, Macao, Taiwan and foreign-funded enterprises to engage in real estate investment and mergers and acquisitions (including urban renewal), full-process management of real estate development, bulk property transactions, cooperative development of real estate projects, and other conventional real estate business;
- (3) **Dispute resolution:** mainly on behalf of private equity, securities firms and other asset management institutions, as well as real estate companies, science and technology companies, to participate in litigation, arbitration, and to promote judicial enforcement and assist in the restructuring, mergers and acquisitions of projects in distress through the notarization of the compulsory execution, and so on.

In addition, Mr. Deng has also participated in many corporate businesses and research projects and is able to provide clients with total service packages by combining his experience in serving capital-side and asset-side clients, as well as his accumulated experience in non-litigation projects and representation in dispute resolution cases.

Achievements

Dispute Resolution

Capital Side Dispute

- Provided special legal services for Founder Securities and CITIC Capital (as applicants) in the application for notarization of enforcement of pledged stocks in relation to the financing of a listed company (involving an amount of approximately RMB600 million);
- Provided specialized legal services for China Reform Securities in the application for notarization of enforcement of pledged shares involved in the financing of controlling shareholders of a listed company (involving an amount of approximately RMB200 million);
- Providing full process litigation/representation services for a listed company in a series of loan and external guarantee disputes arising from the fault of the real controller (involving two arbitrations and two lawsuits, with an amount of approximately RMB 500 million);
- Provided litigation agency services for Huarong Shenzhen Holdings in relation to a dispute over entrusted loans from Eastern Gold Bank (involving an amount of approximately RMB 600 million);
- Provided litigation agency services for Beixin Ruifeng (a public fund, acting as a channel in the trading results) in a dispute with investors over fiduciary obligations (involving an amount of approximately RMB200 million);
- Represented the investor and the fund (as the plaintiff) in relation to the Youdan Investment - Lianbang Weiye Real Estate Fund payment project managed by Topina Capital (involving a subject amount of approximately RMB500 million);
- Represented the investor and the fund (as the plaintiff) in relation to the payment of Deyou Real Estate Appraisal Consulting - Lianbang Weiye Real Estate Fund managed by Topina Capital (involving a subject amount of approximately RMB800 million);
- Represented the investor (as the plaintiff) in relation to the payment of the Meizhou Triumphal Arch project fund managed by Shanghai Zero2ipo Kaisheng M&A Investment Management Co., Ltd. (involving a subject amount of approximately RMB200 million);
- Represented Shenzhen Dejucai Investment Center (Limited Partnership) (as the plaintiff) in an investment and financing dispute with Zhongshan Tongda Real Estate Co., Ltd. and Zhongshan Zhuangying Real Estate Development Co., Ltd. (involving a subject matter amount of approximately RMB350 million);
- Represented the Shenzhen Branch of Bank of Beijing (entrust loans bank of Huarong Shenzhen, as a third party without independent right of claim) in the cooperative development dispute between GuangZhou HuaJun Industrial Co., Ltd. and its shareholders (involving collaterals valued at RMB150 million).

Asset Side Dispute

- Represented Shenzhen Baoyuan Land Co., Ltd. (as the plaintiff) in its dispute with Shenzhen Buji Investment Stock Co., Ltd. over the compensation agreement for the relocation of the Golden Paddy Project (the subject matter of the case amounted to approximately RMB 600 million, the first trial was held in the High People's Court of Guangdong Province, and the case has been appealed to the Supreme People's Court of PRC);
- Represented Shenzhen Baoyuan Land Co., Ltd. (as the plaintiff) in another case against Century Lily, Lily International, and Buji Investment in a dispute over the compensation for infringement of rights (the subject matter of the case amounted to RMB 1 billion, the first instance court was in the High People's Court of Guangdong Province);
- Represented a Japanese company in a contract litigation dispute with a company in Foshan and Guangzhou;
- Represented a well-known technology company in Shenzhen in a number of contractual disputes (including arbitration and litigation) with its upstream and downstream enterprises;
- Represented a Hong Kong company in an arbitration dispute with an individual in China in relation to the holding entrustment of a village collective property;
- Represented Shenzhen ZHBT Communication Technology Co.,Ltd. (the subject company invested by AVIC International, as the defendant in this case) in a dispute with Chen Fei, a natural person shareholder, in relation to the priority of capital increase, and won the case in full;

- Represented a foreigner in a loan and industrial plant mortgage dispute with a natural person in Mainland China and provided representation services in arbitration and enforcement.

Banking and Finance

Post-investment Management & Special Asset Investment of Financial Institutions/Private Equity

- Provided specialized legal services for Ping An Trust Co., Ltd. in a special asset acquisition project;
- Provided specialized legal services in the reorganization of a complex property project of Qian Hai Life Insurance, including the design of a reorganization plan, drafting of documents, and provision of legal advice;
- Provided specialized legal services for Jiayin as a creditor in the bankruptcy case of Protruly;
- Provided specialized legal services including due diligence and scheme design for a private equity fund management company to establish a non-performing asset securitization project;
- Provided specialized advisor services in the post-investment exit of a real estate project invested by Huarong International and Huarong Shenzhen in Shenzhen and successfully realized the exit;
- Provided post-investment management services for a stock pledge project of a listed company by CITIC Capital, and added corresponding pledges, perfected transaction documents, and signed supplementary agreements;
- Provided legal advice, drafted a memorandum of understanding, and issued legal analysis opinions for the post-investment management of a capital management program (investing in corporate bonds) of Yintai Securities;
- Provided specialized legal services to a private equity fund manager for the payment of real estate financing projects in Dongguan, Huizhou, Chongqing, and other cities, including investor payment scheme and disposal plan, and assisting in attending investor meetings and drafting all legal documents involved.

Real Estate Financing (excluding Urban Renewal)

- Provided specialized legal services for Shenzhen Infrastructure Investment Fund for a Shenzhen industrial land project;
- Provided legal services for CITIC Capital in a real estate financing project in Huizhou;
- Provided full legal services for Shenzhen Huarong Holdings and Shenzhen TDB Investment in a bulk property transaction of a project of China Overseas Estate;
- Provided full legal services for Everbright Trust in the equity financing of a real estate project developed by Fantasia Group in Shenzhen;
- Provided full legal services for Huarong International in a real estate financing project in Changsha;
- Provided full legal services for CITIC Capital in the issuance of a contractual real estate fund to invest in a residential real estate project of Evergrande Real Estate in Dalian.

Financial Asset Management - Urban Renewal Finance

- Provided legal services for GLP Shanghai in the financing of an urban renewal project in Shenzhen;
- Provided full legal services for CITIC Capital in an urban renewal project in Shenzhen in relation to the financing of the equity acquisition of the project company;
- Provided specialized legal services for Huarong Rongde in the financing of an urban renewal project of Fantasia Group;
- Provided full legal services in the financing of an urban renewal project between Everbright Trust and Fantasia Group in Shenzhen;
- Provided full legal services for CM Asset Management in the financing of an urban renewal project in Shenzhen.

Insurance Fund Investment Equity and Real Estate Business

- Provided specialized legal services for Qian Hai Life Insurance in its proposed acquisition of a medical institution;
- Provided specialized legal services for Qian Hai Life Insurance in its proposed acquisition of a real estate group company;

- Provided specialized legal services for Qian Hai Life Insurance in its acquisition of stock rights in a Shenzhen-based internet finance company;
- Provided specialized legal services for Qian Hai Life Insurance in its proposed acquisition of stock rights in a technology company in Xi'an;
- Provided specialized legal services for Qian Hai Life Insurance in its acquisition of stock rights in a real estate project company in Xi'an;
- Provided specialized legal services for Qian Hai Life Insurance in its acquisition of a land use right in Xixian New Area, Xi'an;
- Provided specialized legal services for Qian Hai Life Insurance in its investment in the land use right of a medical project in Hainan.



Real Estate and Infrastructure

Real Estate Project M&A, Development and Operation

- Provided full legal services for the Shenzhen Bay Super Headquarters Base project jointly invested and cooperated by Carbon Cloud Holdings and Legend Investment;
- Provided specialized legal services for the Dongshan District project jointly developed by Jianan Investment Holding Group and Kaisa Group;
- Provided specialized legal services for the establishment of Shenzhen Metro Business Management Co., Ltd. and the operation of its commercial properties;
- Provided full legal services for a Malaysian enterprise in the disposal of industrial land properties in Malaysia;
- Provided specialized legal services for Huizhou Huajun Industrial Co., Ltd. in the development of its real estate project;
- Provided specialized legal services for Huahui Group in the acquisition of Shenzhen Longhua New Concept Building Materials Factory.

Urban Renewal and Relocation Compensation

- Provided legal due diligence services for Landsea Real Estate in its acquisition of an urban renewal project in Huizhou;
- Provided legal services for Xinjunsheng Real Estate in the acquisition of land for an urban renewal project in the HZZK Hi-tech Industrial Development Zone;
- Provided specialized legal services for Shanghai Emmons Investment in the urban renewal compensation for the hotel property on Shennan Dong Road and assisted in the settlement of the payment and the property;
- Provided specialized legal services for GOLDEN STAR OPTICAL in the relocation compensation of industrial buildings in Guanlan Avenue, Longhua new zone, and assisted in the performance management, payment, and property handover;
- Provided specialized legal services for Starry World Holdings (a Hong Kong-listed company) on the relocation compensation of its industrial plant in Bao'an area;
- Provided specialized legal services for Chengguang Plastics & Hardware Co., Ltd. in the relocation compensation of its industrial plant in Guanlan Avenue, Longhua new zone, and completed the signing of transaction documents.

Bulk Property Transactions

- Provided preliminary legal services for Sino-Ocean in a major property transaction in South China;
- Provided full legal services for Cedar Holdings in the acquisition of a cultural tourism real estate project in Lijiang, Yunnan Province (the subject matter of the transaction was close to RMB 1.5 billion);
- Provided legal services for a Shenzhen-based technology company in its acquisition of an industrial property project in Dongguan (covering an area of approximately 50,000 square meters).

■ Legislative/Subject Research

- Provided Specialized legal services for China Resources Group in the study of “management penetration”;
- Provided specialized legal services for a governmental department in the Greater Bay Area in respect of local financial legislation;
- Participated in a research project on “business environment” organized by the Guangdong Provincial Development and Reform Commission and was responsible for compiling relevant chapters of “Building a Legal Evaluation System for Business Environment”;
- Cooperated with the Beijing International Arbitration Center in the study of “Major Issues Research of Urban Renewal Dispute Resolution”;
- Participated in the compilation of Legal Practice of Urban Renewal (published by Peking University Press) and was responsible for writing and coordinating the chapters on urban renewal financing.

Education

LL.M. Northwestern University

LL.B. Wuhan University

Admissions

PRC Bar

Language

Chinese、English