

# Directors and Senior Management Profiles

## DIRECTORS

### Executive Directors

#### Hui Wing Mau (*Chairman*)

**Mr. Hui Wing Mau**, aged 56, is the Chairman and Executive Director of Shimao Property Holdings Limited (the "Company") and the founder of the Group. With over 17 years' experience in property development, property investment and hotel operation, he is primarily responsible for the Group's overall strategic planning and business management. Mr. Hui is currently a member of the National Committee of the Tenth Chinese People's Political Consultative Conference, a member of the Standing Committee of Fujian Political Consultative Conference, chairman of Shanghai Overseas Chinese Chamber of Commerce, vice chairman of the Shanghai Federation of Industry and Commerce, vice chairman of China Housing Industry Association, chairman of Shanghai Housing Industry Association, a member of the Standing Committee of the China National Federation of Industry and Commerce, a council member of the China Overseas Friendship Association, an honorary professor of Tong Ji University in Shanghai and vice chairman of the Beijing University of Chemical Technology. Mr. Hui obtained a Masters Degree in Business Administration from the University of South Australia. Mr. Hui is also the non-executive chairman of Shimao International Holdings Limited ("Shimao International") and Shanghai Shimao Co. Ltd.. He has been an Executive Director of the Company since 8 November 2004. Mr. Hui is the father of Mr. Hui Sai Tan, Jason, an Executive Director of the Company.

#### Hui Sai Tan, Jason

**Mr. Hui Sai Tan, Jason**, aged 30, has been the Group Sales Controller since he joined the Group in March 2000. Mr. Jason Hui is responsible for the sales, marketing, management and design of the Group's projects. He has more than 8 years' experience in the property development industry and has presided over the sales and marketing of Shanghai Shimao Riviera Garden which boasted top sales proceeds among residential projects in Shanghai for four consecutive years from 2001 to 2004. Mr. Jason Hui obtained a Masters Degree in Business Administration from the University of South Australia in 2004, and a Master of Science Degree in Real Estate from the University of Greenwich, the United Kingdom in 2001. He has been an Executive Director of the Company since 17 November 2004 and was an executive director of Shimao International from July 2002 to June 2006. Mr. Jason Hui is the son of Mr. Hui Wing Mau, the Chairman and Executive Director of the Company.

#### Ip Wai Shing

**Mr. Ip Wai Shing**, aged 51, has been the Group Construction Controller since joining the Group in July 2003. Mr. Ip is responsible for project management support and quality assurance of the Group's projects. He obtained a Higher Certificate in Civil Engineering from Hong Kong Polytechnic in 1978. Mr. Ip has more than 29 years' experience in construction and project management, of which over 19 years are in China. Prior to joining the Group, he served as project manager of Shui On (China) Ltd., Goldnice Investments Corp., Tian An (China) Investment Co., Ltd. and the Kerry Group from 1986 to 2002. Mr. Ip has also been involved as project manager in a number of property projects including the Royal Garden Hotel in Hong Kong in the 1980's, Dorchester Tower and Brunswick Garden in Canada from 1989 to 1991 and Wuhan Tian An Holiday Inn Hotel, Wuhan Shangri-La Hotel, Harbin Shangri-La Hotel and Beijing China World Trade Center Phase III from 1993 to 2002 in China. He was an executive director of Shimao International from February 2004 to February 2005. Mr. Ip was registered as a Technician Engineer CEI of the Council of Engineering Institutions. Mr. Ip has been an Executive Director of the Company since 25 January 2006.

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### Tang Ping Fai

**Mr. Tang Ping Fai**, aged 53, has been the Group Contracts Controller since March 2002. Mr. Tang is responsible for monitoring construction budgets, tendering, cost control and contract administration for the Group's projects. He obtained a Masters Degree in Project Management from the University of New South Wales in Australia in 1994. Mr. Tang has more than 27 years' experience in the construction industry. He was a project surveyor of Langdon Every and Seah (Hong Kong) Limited from 1978 to 1988, chief quantity surveyor of China Overseas Building Development Co. Ltd. in 1988, a team leader of Davis Langdon and Seah (China) Limited from 1989 to 1991 and contracts manager of China World Trade Centre Ltd. from 1993 to 2000. Mr. Tang was in charge of a number of property projects as project surveyor, including the Swire Hall of the University of Hong Kong, Sir Run Run Shaw Hall of the Chinese University of Hong Kong, the Hong Kong Convention and Exhibition Centre (Phase I) and China World Trade Centre (Phases I and II) in Beijing. He was an executive director of Shimao International from February 2004 to February 2005. Mr. Tang is a chartered project management surveyor, a chartered quantity surveyor, a property and facility management surveyor and a fellow member of the Royal Institution of Chartered Surveyors and the Hong Kong Institute of Surveyors. Mr. Tang has been an Executive Director of the Company since 25 January 2006.

### Yao Li

**Ms. Yao Li**, aged 52, has been the Group Operations Controller since November 2002. Ms. Yao is responsible for human resources management, training, property management, information technology and administrative support of the Group. Ms. Yao obtained a Masters Degree in Business Administration from the University of South Australia in 2003. She has more than 21 years' experience in office administration, human resources management and staff training. Ms. Yao worked for China Construction Bank from 1984 to 2002 and was posted to Hong Kong and Johannesburg between 1994 and 2002. She held various positions in the bank and was the Head of the Hong Kong Training Centre. She was an executive director of Shimao International from February 2004 to February 2005. Ms. Yao has been an Executive Director of the Company since 25 January 2006.

### Independent Non-executive Directors

#### Kan Lai Kuen, Alice

**Ms. Kan Lai Kuen, Alice**, aged 52, has been an Independent Non-executive Director of the Company since 16 March 2006 and has more than 15 years' experience in corporate finance. She is a shareholder, managing director and responsible officer of two licensed corporations under the Securities and Futures Ordinance, Asia Investment Management Limited and Asia Investment Research Limited. She is also a responsible officer of Lotus Asset Management Limited. Ms. Kan currently serves as an independent non-executive director on the boards of the following companies which are listed on The Stock Exchange of Hong Kong Limited (the "Stock Exchange"): Shougang Concord Technology Holdings Limited, Shougang Concord International Enterprises Company Limited, Regal Hotels International Holdings Limited, G-Vision International (Holdings) Limited and Sunway International Holdings Limited. She is an associate member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Hong Kong Institute of Directors. Ms. Kan held various senior positions in international and local banks and financial institutions.

## Lu Hong Bing

**Mr. Lu Hong Bing**, aged 40, has been an Independent Non-executive Director of the Company since 17 November 2004. He obtained a Masters Degree in law from the East China University of Politics and Law in 1991 and has more than 13 years' experience in corporate and securities laws in China. He joined Shimao International in October 2001 and was an independent non-executive director of Shimao International from October 2001 until he stepped down from this position in February 2005 to become an Independent Non-executive Director of the Company. Mr. Lu currently serves as an independent non-executive director on the boards of the following companies which are listed on the Shanghai Stock Exchange: Shanghai Yuyuan Tourist Mart Co. Ltd (上海豫園旅遊商城股份有限公司) and Shanghai Shentong Metro Co. Ltd (上海申通地鐵股份有限公司). Mr. Lu is an executive partner of the Grandall Legal Group, the president of the Shanghai Bar Association, a director of the National Bar Association of China, an arbitrator of the China International Economic and Trade Arbitration Commission, an arbitrator of the Shanghai Arbitration Committee, a concurrent professor of the East China University of Policies and Law and the Shanghai Institute of Foreign Trade and a commissioner of the public offering commission of the Shanghai Stock Exchange and the Shenzhen Stock Exchange.

## Gu Yunchang

**Mr. Gu Yunchang**, aged 62, has been an Independent Non-executive Director of the Company since April 2006. He joined the Ministry of Construction in 1979 and has over 26 years' experience in market theory and policy research, including research and analysis of the PRC property market. In 1983, he was appointed as the Secretary-General of the China Residential Property Issues Research Institute (中國住宅問題研究會) and held this position for a period of 10 years. Between 1986 and 1998, he participated in the research and formulation of the national housing policy reform and in 1998, served as one of the main draftsman for the national housing reform program in the PRC. Mr. Gu has participated in state level research projects such as "2000 China" (《2000年中國》) and "National Xiaokang Residential Property Technological Industry Project" (《小康住宅科技產業工程》). Mr. Gu has been awarded the First Class National Science Technology Advance Award (國家科技進步一等獎) in China twice. Mr. Gu was appointed Vice-President and Secretary-General of the China Real Estate Association (中國房地產業協會) from August 1998 to March 2006, and since 1998, he has been involved in promoting the development of the China real estate industry as well as undertaking the research and analysis of the China real estate market. He is also the main organizer and writer of the China Real Estate Market Report, an annual analysis report issued by the China Real Estate Association.

## Lam Ching Kam

**Mr. Lam Ching Kam**, aged 46, has been an Independent Non-executive Director of the Company since June 2006. He is currently a fellow member and the committee member of the PRC committee (Quantity Surveying Division) of the Hong Kong Institute of Surveyors. Mr. Lam obtained a Masters Degree in Business Administration from the Hong Kong Open University in 2004 and is a fellow member of the Chartered Institute of Building and the Royal Institution of Chartered Surveyors. Mr. Lam was the Vice Chairman of the Royal Institution of Chartered Surveyors China group from 2003 to 2006. He is a member of the China Civil Engineering Society (中國土木工程師學會會員) and also a qualified China Costing Engineer (中國造價工程師執業資格). Mr. Lam has been a consultant to the Beijing Construction Project Management Association (北京市建設監理協會) since 2003 and has engaged in professional training and vocational education in China for more than five years. Mr. Lam has been in the property development and construction industry for 22 years, and has worked for property contractors such as Shui On Building Contractors Limited, China State Construction Engineering Corporation and Hopewell Construction Co. Ltd. Mr. Lam was employed as a quantity surveyor and worked in London from 1990 to 1991. He was employed by certain consultant firms and the Architectural Services Department of the Hong Kong Government before he emigrated to Australia in 1996 and operated a project management firm in Sydney. Mr. Lam was the representative of Sino Regal Ltd. (HK) for investment

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projects in China from 1994 to 1996. In 1998, Mr. Lam established a surveying and management consultant firm which has been participating in many large-scale projects in China and Macau, including a Beijing Olympic 2008 project involving the hotels, offices towers and commercial complex in Olympic Park, Beijing.

### SENIOR MANAGEMENT

**Mr. Hui Wai Man, Lawrence**, aged 50, has been the Vice President and Chief Financial Officer of the Company since November 2005. Mr. Hui is responsible for the finance-related matters of the Group. Mr. Hui obtained a Bachelors Degree in Arts from Manchester Polytechnic, the United Kingdom (now known as Manchester Metropolitan University) in 1982 and has over 24 years' experience in corporate finance, project finance, taxation, accounting and audit. Prior to joining the Group, Mr. Hui worked in a number of companies, including as an executive director and chief financial officer of several companies including Guangdong Alliance Limited, Guangdong Tannery Limited, Guangnan (Holdings) Limited and Kingway Brewery Holdings Limited, finance manager of Cheung Kong (Holdings) Limited, general manager (corporate finance, leasing and property sales) of Sino Land Company Limited and group financial controller of Lai Fung Company Limited. Mr. Hui is a fellow of the Hong Kong Institute of Certified Public Accountants, an associate of the Association of Chartered Certified Accountants and The Institute of Chartered Accountants in England and Wales.

**Ms. Tang Fei**, aged 36, has joined the Group since July 2004. Ms. Tang is currently an Assistant President and Audit Controller of the Group, responsible for the internal control of the Group. Ms. Tang obtained a Masters Degree in Business Administration from the University of South Australia in 2002, and has over 14 years' experience in internal audit. Prior to joining the Group, Ms. Tang worked in the internal audit department of Bank of China from 1992 to 1998. She also worked in the audit department and treasury department of Bank of China (Hong Kong) Limited from 2000 to 2004.

**Mr. Xu Younong**, aged 48, has joined the Group since June 2001. Mr. Xu is currently an Assistant President and Regional Project Controller, responsible for project management of the Group's projects. Mr. Xu obtained a Bachelors Degree of Engineering from Tong Ji University in Shanghai in 1982. He has over 20 years' experience in architectural design and project management. Prior to joining the Group, he worked for 上海市建築材料工業設計研究院 from 1983 to 1992 as an engineer and designer. From 1993 to 2001, he worked for Shanghai Fortune World Development Company Limited as project manager.

**Mr. Liu Saifei**, aged 45, has joined the Group since 2003. Mr. Liu is currently an Assistant President and Regional Project Controller of the Group, responsible for project management of the Group's projects. He obtained a Masters Degree in Project Management from the University of Sydney, Australia in 2000. Mr. Liu has over 18 years' experience in architectural design and project management. Prior to joining the Group, he worked for CRG Contractors Dte from 1998 to 2001. From 2001 and 2003, he worked for Shanghai Merry Land Co. Ltd. as project manager.

**Mr. Yip Chi Wai**, aged 40, has been the Group Architectural Design Controller since May 2003. Mr. Yip is responsible for the architectural design of the Group's projects and has more than 12 years' experience in architectural design. Mr. Yip obtained a Bachelors Degree in Architecture from the Royal Melbourne Institute of Technology (now known as Royal Melbourne Institute of Technology University), Australia in 1995. Prior to joining the Group, Mr. Yip was a senior architect of an architectural firm in Hong Kong from 1994 to 2003. Mr. Yip has been involved in a number of property projects as architectural designer and project manager in Hong Kong and in China, including the executive building of the Hong Kong Jockey Club in Hong Kong, the award-winning Golden Land Gardens in Shenzhen and the Shanghai Square in Shanghai. Mr. Yip is a registered architect in Hong Kong, a member of the Hong Kong Institute of Architects and has a Class I Registered Architect Qualification in the PRC.

**Mr. Lam Kit Wah**, aged 49, has been the Group Interior Design Controller since November 2000. Mr. Lam is responsible for supervising the interior design of all of the Group's projects. Mr. Lam obtained a Masters Degree in Interior Design from Manchester Polytechnic, the United Kingdom (now known as Manchester Metropolitan University) in 1992 and has more than 14 years' experience in interior design and worked as a designer for a number of international architectural and design firms from 1992 to 2000. Mr. Lam has been involved in a number of property projects in Hong Kong as interior designer, including Dynasty Court at Old Peak Road in 1994, the villas at Repulse Bay in 1996 and the Hong Kong international airport (Northwest Extension) in 2000.

**Mr. Tao Yong**, aged 44, joined the Group in June 2001 and is the Development and Planning Controller of the Group. Mr. Tao is responsible for the development and planning of the Group's projects and has more than 19 years' experience in architectural design. Mr. Tao obtained a Masters Degree in Architecture from the Huazhong Institute of Technology in 1986 and a Bachelors Degree in Architecture from Tsinghua University in 1983. Prior to joining the Group, Mr. Tao worked as an architect in Shanghai Architectural Design Institute from 1986 to 1991, an architect in Tsinghua University Architectural Design Institute Shenzhen Office from 1995 to 1998, a chief architect of a property development in Shenzhen from 1998 to 2001. From 1995 to 2001, Mr. Tao was involved as an architect in a number of property projects in the PRC, including Garden Hills and Zhaoshang Mingshi Garden in Shenzhen.

**Mr. Tang Dock Chung**, aged 50, has been the Group Hotel Management Controller since April 2005. Mr. Tang is responsible for managing the Group's hotel business. Mr. Tang obtained a Bachelors Degree in Business Administration, majoring in Hotel Management and Accounting, from the University of Hawaii in 1980 and has over 27 years' experience in the hospitality industry. Prior to joining the Group, Mr. Tang worked in the InterContinental Hotels Group from 1979 to 2005 with his last position being the Regional Director of Hotel Finance and Business Support in North Asia.

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**Mr. Wang Jenn Kuo**, aged 42, has joined the Group since May 2005 and is currently the Group's Leasing Controller, responsible for the leasing affairs of the Group. Mr. Wang graduated from Taiwan's Fu Jen University (Department of Financial and Economic) in 1988. Mr. Wang has over 16 years' experience in property leasing and sales. Prior to joining the Group, Mr. Wang worked for Shanghai Kong Hui Property Development Co., Ltd. of Hang Lung Group, Hong Kong as vice marketing controller from 1997 to 2003. Mr. Wang also worked for Shanghai Gang Hong Industrial Development Company Limited as marketing controller from 2003 to 2005.

**Mr. Qin Hua**, aged 33, has joined the Group since January 2001 and is currently the Group's Sales Controller, responsible for the sales and marketing of the Group. He graduated from Tong Ji University (Adult Education Institute), Shanghai in 2000, studying corporate management. Mr. Qin has over 14 years' experience in property sales and marketing. Prior to joining the Group, he worked for Shanghai Kiu Lok Property Services Co. Ltd. and Shanghai Thakral Electronics Industrial Corp., Ltd as sales controller.

**Ms. Lam Yee Mei, Katherine**, aged 40, has been the Company Secretary of the Company since January 2006. Ms. Lam obtained a Bachelors Degree and a Masters Degree in Law from the University of London and has over 16 years' experience in company secretarial practice. Prior to joining the Company, Ms. Lam was the company secretary of Kingway Brewery Holdings Limited from 1997 to 2005. Ms. Lam is an associate member of both the Institute of Chartered Secretaries and Administrators and The Hong Kong Institute of Chartered Secretaries.

**Mr. Ng Yu Yuet**, aged 34, has been a member of senior management and the qualified accountant of the Company since December 2004. Mr. Ng is responsible for the general financial matters of the Group. He obtained a Masters Degree in Business Administration from The Open University of Hong Kong in 2004 and has more than 13 years' experience in auditing, accounting and finance. Prior to joining the Group, Mr. Ng was the finance manager of Shimao International from July 2001 to 2004. He has also worked for a number of local and international accounting firms in Hong Kong and a company listed on the Stock Exchange, between the years of 1993 to 2001. Mr. Ng is a member of both the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants.

Note: Senior management of the Group during 2006 included Mr. Hui Wai Man, Lawrence, Mr. Yip Chi Wai, Mr. Lam Kit Wah, Mr. Tao Yong, Mr. Tang Dock Chung, Ms. Lam Yee Mei, Katherine and Mr. Ng Yu Yuet.