

# Biographies of Directors and Senior Management

## BOARD OF DIRECTORS

### *Executive Directors:*

#### **Mr. Vincent H. S. Lo, GBS, JP**

aged 59, has served as our Chairman and Chief Executive Officer since the inception of our Company in February 2004. He is also Chairman and Chief Executive Officer of the Shui On Group, which he founded in 1971, and Chairman of Shui On Construction And Materials Limited ("SOCAM"). He is a member of The Tenth National Committee of the Chinese People's Political Consultative Conference, the Honorary Life President of the Business and Professionals Federation of Hong Kong, the President of the Shanghai-Hong Kong Council for the Promotion and Development of Yangtze, Vice Chairman of the All-China Federation of Industry and Commerce, an economic advisor of the Chongqing Municipal Government, Vice Chairman of the Chamber of International Commerce Shanghai, a court member of the Hong Kong University of Science and Technology, Director of Great Eagle Holdings Limited, Non-executive Director of Hang Seng Bank Limited, and an Independent Non-executive Director of China Telecom Corporation Limited.

He was awarded the Gold Bauhinia Star in 1998 and appointed Justice of the Peace in 1999 by the Government of the Hong Kong Special Administrative Region. He was made an Honorary Citizen of Shanghai in 1999. He was named Businessman of the Year at the Hong Kong Business Awards in 2001 and won the Director of the Year Award in the category of Listed Company Executive Directors from the Hong Kong Institute of Directors in 2002.

#### **Mr. Wilfred Y. W. Wong, JP**

aged 54, has served as our Vice Chairman and Chief Operating Officer since our inception in February 2004. Mr. Wong is also responsible for the sales and marketing functions of our Company's residential, office and retail properties. He was formerly Vice Chairman of SOCAM and Shui On Holdings Limited. He had been a Non-executive Director of SOCAM since 1997. Between the period of September 2000 and June 2006, he was an Executive Director of SOCAM and Managing Director of Shui On Holdings Limited.

Mr. Wong has over 13 years of working experience in real estate development in China. He was previously Deputy Chief Executive of K.Wah International Limited, a Hong Kong-listed group engaged in real estate and hotel development in Hong Kong and the PRC. Before joining the Shui On Group, he was Managing Director of Henderson China Holdings Limited, which was engaged in real estate development in the PRC.

He is currently a Deputy to The Tenth National People's Congress of the PRC, Chairman of the HKSAR Social Welfare Advisory Committee, a board member of HKSAR Airport Authority, a board member of the Hong Kong Tourism Board, a member of HKSAR Commission on Strategic Development, a member of HKSAR Commission on Poverty, Chairman and a trustee of the Business and Professionals Federation of Hong Kong, Vice President of the Shanghai-Hong Kong Council for the Promotion and Development of Yangtze, Chairman of Hong Kong International Film Festival Society Limited and Chairman of the Court and Council of Hong Kong Baptist University.

Mr. Wong graduated with a Bachelor of Social Science degree from The University of Hong Kong. He received a Diploma in Management from The Chinese University of Hong Kong and studied Post-graduate Administrative Development at Oxford University. Mr. Wong also holds a Master's degree in Public Administration from Harvard University.

### **Mr. William T. Addison**

aged 54, has served as our Director since April 2005. He is our Managing Director and Chief Financial Officer, and is also in charge of all aspects relating to our Financial Policy and Formulation, Treasury, Financial Control and Reporting, Financial Planning and Analysis, Funding and Cash Flow Management, Taxation, Corporate Finance and Investor Relations, as well as the legal functions of the Company. Mr. Addison and the other two managing directors also assist the Chairman in the strategic development of the Company, and are jointly responsible for the day-to-day running of the Company. Mr. Addison has extensive experience in all aspects of corporate finance in Asia with The Hongkong and Shanghai Banking Corporation Limited ("HSBC") where he worked for over 21 years. He was a Director of HSBC Corporate Finance Limited from 1992 until he left HSBC in 2002, at which time he held the position of Chief Operating Officer, Corporate Finance of HSBC Markets (Asia) Limited.

### ***Non-executive Director:***

#### **The Honourable Chun Ying Leung, GBS, JP**

aged 52, has served as an Independent Non-executive Director of our Company since May 2006 and re-designated to a Non-executive Director with effect from 12 January 2007. He is a Director of DTZ Holdings Plc. ("DTZ") and the Chairman of DTZ in Asia Pacific. Mr. Leung is the Convenor of the Executive Council of Hong Kong. He is also a member of the National Standing Committee of the Chinese People's Political Consultative Conference, a member and Chairman of the Council, Lingnan University, a member of the Court of Lingnan University, a member of the Honours Committee, Chairman of the Professional Services Advisory Committee, Hong Kong Trade Development Council, Chairman, Coalition of Professional Services and Chairman of One Country Two Systems Research Institute Limited, a Non-executive Director of Sing Tao News Corporation Limited and a Director of DBS Group Holdings Limited and Keppel Corporation Limited. Mr. Leung holds a Bachelor of Science degree in Valuation and Estate Management from Bristol Polytechnic, England. He is an Honorary Doctor of Business Administration, University of the West of England, an Honorary Doctor of Business Administration, Hong Kong Polytechnic University and a Fellow of the Hong Kong Institute of Surveyors.

### ***Independent Non-executive Directors:***

#### **Sir John R. H. Bond**

aged 65, has served as Independent Non-executive Director of our Company since September 2006. He was previously the Group Chairman of HSBC Holdings plc. and was with HSBC from 1961 until May 2006. He is the Chairman of Vodafone Group Plc and a Non-executive Director of Ford Motor Company. He is also the Chairman of the Mayor of Shanghai's International Business Leaders' Advisory Council, a participant in the China Development Forum and a member of the International Advisory Board to the Tsinghua University School of Economics and Management.

**Dr. Edgar W. K. Cheng**

aged 63, has served as an Independent Non-executive Director of our Company since September 2006. He has pursued several careers in the fields of medicine, public service and business and finance in the United States and Hong Kong over the past 35 years. A graduate from the University of Notre Dame and the Medical College of Wisconsin, USA, Dr. Cheng was Clinical Associate Professor of Medicine at Cornell University Medical College and practised medicine and conducted clinical research at the Memorial Sloan-Kettering Cancer Centre in New York. A former Chairman of the University Grants Commission in Hong Kong, and a member of the Education Commission, he is at present Chairman of the Council of The Chinese University of Hong Kong. Dr. Cheng is currently the Chairman of the World-Wide Investment Co. Limited and has been in other financial market positions such as Chairman of The Stock Exchange of Hong Kong Limited, Vice-Chairman and Non-executive Director of the Hang Seng Bank Limited, Vice President of the International Federation of Stock Exchange, Founding Chairman of the Hong Kong Securities Institute, member of the Board of Directors of the Hong Kong Futures Exchange Limited, and member of the Conference Board's Global Advisory Council and an Independent Director of Goldman Sachs Guo Hua Securities Co. Limited. He is currently a member of the Board of Directors of the Hong Kong Institute for Monetary Research, an Independent Non-executive Director of Standard Chartered Bank (Hong Kong) Limited, an Independent Non-executive Director of CNOOC Limited and an Independent Director of American International Assurance Co. Limited. Dr. Cheng served as the Head of the Central Policy Unit of the Government of Hong Kong Special Administrative Region from 1999 - 2001. He is currently a member of the Commission on Strategic Development as well as the Vice-Chairman of the Council for Sustainable Development. He is also a member of the Greater Pearl River Delta Business Council and a member of the Judicial Officers Recommendation Commission. Dr. Cheng also plays an active role in Hong Kong-China affairs. He was appointed by the PRC Government as a Hong Kong Affairs Advisor (1991 - 1997). He became a member of the Preparatory Committee and also the Selection Committee for the Hong Kong Special Administrative Region of the National People's Congress (1996 - 1997). At present, he is a member of The Tenth National Committee of the Chinese People's Political Consultative Conference.

**Dr. William K. L. Fung, JP**

aged 58, has served as an Independent Non-executive Director of our Company since May 2006. Dr. Fung is Group Managing Director of Li & Fung Limited and has held key positions in major trade associations. He is a past Chairman of the Hong Kong General Chamber of Commerce, Hong Kong Exporters' Association and Pacific Economic Cooperation Committee. Currently he is a member of the Hong Kong Trade Development Council. Dr. Fung graduated from Princeton University with a Bachelor of Science degree in Engineering and also holds an MBA degree from the Harvard Graduate School of Business. He was conferred an Honorary Doctorate degree of Business Administration by Hong Kong University of Science and Technology in 1999. Dr. Fung is an Independent Non-executive Director of HSBC Holdings plc., CLP Holdings Limited and VTech Holdings Limited. He is also a Non-executive Director of other listed Li & Fung group companies including Convenience Retail Asia Limited and Integrated Distribution Services Group Limited.

**Professor Gary C. Biddle**

aged 55, has served as an Independent Non-executive Director of our Company since May 2006. Professor Biddle is Synergis-Geoffrey Yeh Chair Professor, Department Head of Accounting, and Associate Dean of the School of Business and Management of Hong Kong University of Science and Technology ("HKUST"). He is also a Court Member of HKUST and served as Council Member from 2003 to 2005. Professor Biddle obtained his MBA and Ph.D. degrees from the University of Chicago. He served as professor at the University of Chicago and the University of Washington before joining HKUST in 1996. He is a member of the American Accounting Association, American Chamber of Commerce of Hong Kong, American Institute of Certified Public Accountants, Hong Kong Institute of Certified Public Accountants, Washington Society of Certified Public Accountants, and is past President and co-founding Council Member of the Hong Kong Academic Accounting Association. Professor Biddle is also a Director of Kingdee International Software Group Company Limited.

**Dr. Roger L. McCarthy**

aged 58, has served as Independent Non-executive Director of our Company since May 2006. Dr. McCarthy is Chairman Emeritus and Executive Director of Exponent, Inc., (NASDAQ symbol "EXPO"). He is also Chairman of Exponent Science and Technology Consulting Co., Ltd. (Hangzhou) (毅博科技諮詢(杭州)有限公司), a wholly owned subsidiary of Exponent, Inc., which he founded in 2005 to expand Exponent Inc.'s services to the PRC. Dr. McCarthy holds five academic degrees: an Arts Bachelor (A.B.) in Philosophy and a Bachelor of Science in Mechanical Engineering (B.S.E. M.E.) from the University of Michigan; and an S.M. degree in Mechanical Engineering, the professional degree of Mechanical Engineer (Mech.E.), and a Ph.D. in Mechanical Engineering all from the Massachusetts Institute of Technology ("MIT"). He graduated from the University of Michigan Phi Beta Kappa, summa cum laude, the Outstanding Undergraduate in Mechanical Engineering in 1972. He was a National Science Foundation Fellow. Dr. McCarthy is one of approximately 150 Mechanical Engineers elected to the US National Academy of Engineering. He currently serves on the External Advisory Boards of the Department of Mechanical Engineering at the University of Michigan and the Material Sciences Department at Stanford University.

**Mr. David J. Shaw**

aged 60, has served as an Independent Non-executive Director of our Company since May 2006. Mr. Shaw is employed by the HSBC Group as Adviser to the Board of HSBC Holdings plc, a London-based appointment which he took up in June 1998. Mr. Shaw is a solicitor, admitted in England and Wales and in Hong Kong. He was a partner of Norton Rose from 1973 until 1998 and during that period spent approximately 20 years working in Hong Kong. Mr. Shaw obtained a law degree from Cambridge University. He is also a Non-executive Director of certain companies within the HSBC Group, including HSBC Private Banking Holdings (Suisse) SA and The Bank of Bermuda Limited.

## SENIOR MANAGEMENT

### Mr. Louis H. W. Wong

aged 56, is Managing Director responsible for project management. Mr. Wong and the other two Managing Directors also assist the Chairman in the strategic development of the Company, and are jointly responsible for the day-to-day running of the Company. He joined the Shui On Group in 1981. From November 2002 until May 2004, he was Managing Director of Shui On Properties Limited. He resigned as a Non-executive Director of SOCAM and Executive Director of Shui On Company Limited on 1 June 2006. He is currently a member of the Chinese People's Political Consultative Conference Committee of Luwan District of Shanghai, Vice President of the Shanghai Real Estate Trade Association, Vice President of the Hong Kong Association for the Advancement of Real Estate and Construction Technology Ltd., a governing council member of the Construction Industry Institute of Hong Kong and a member of the Occupational Safety and Health Council in Hong Kong. He has also served as a member of the Construction Industry Training Authority, First Vice President of the Hong Kong Construction Association, a Director of the Real Estate Developers Association of Hong Kong, a member of the Construction Advisory Board in Hong Kong, chairman of the Departmental Advisory Committee for the Department of Building and Construction of the City University of Hong Kong, a member of the Provisional Construction Industry Co-ordination Board, a member of the Corruption Prevention Advisory Committee of the Independent Commission Against Corruption and Honorary President of the Hong Kong Institution of Construction Engineers. He holds a Bachelor of Science degree in Civil Engineering from the University of Manchester and is a Fellow Member of the Institution of Civil Engineers and a member of the Hong Kong Institution of Engineers.

### Mr. Aloysius T. S. Lee

aged 58, is Managing Director, Commercial. He joined our Company in April 2007 and is responsible for the branding, marketing and promotion, sales channel management, leasing strategy and execution, sales strategy and execution, commercial research, product planning and pricing strategy. Mr. Lee and the other two Managing Directors also assist the Chairman in the strategic development of the Company, and are jointly responsible for the day-to-day running of the Company. Mr. Lee has over 25 years experience in the commercial field and has extensive working experience in USA and Singapore. He has held senior management positions in Lotus International Limited, Pacific Century Cyber Works, Sun Cruises, Star Cruises, Morning Star Travel Services and Singapore Airlines. He is currently a Member of the Chartered Management Institute and a Fellow Member of Chartered Institute of Marketing. Mr. Lee holds an MBA from The University of Hong Kong.

### Mr. Shing Sun Hui

aged 51, is Director of Projects of our Company and is also an Executive Director of Shui On Development Limited. He is responsible for the overall management of projects in Shanghai. Mr. Hui joined the Shui On Group in 1982 and has over 24 years of working experience in project management. Mr. Hui holds a Bachelor of Science degree in Architectural Studies and Structural Design from the University of Aston, England.

### Mr. Maximus K. M. Li

aged 48, is Director of Projects and is responsible for all aspects of our Chongqing Tiandi project. Mr. Li is also an Executive Director of Shui On Development Limited and in that capacity is a senior member of the Chairman's Office. Mr. Li joined the Shui On Group in 2002. He holds a Bachelor's degree in Social Sciences from The University of Hong Kong.

### Mr. Clement C. C. Lau

aged 57, is Director of Project Planning and Design. He is responsible for project planning and design of our Company's development projects. He joined our Company in August 2004. Prior to that, from 1994 he was Deputy Director of Wong Tung & Partners Ltd. and Wong & Tung International Ltd. He is currently a Chartered Member of the Royal Institute of British Architects, a member of the Royal Australian Institute of Architects and a Fellow Member of the Hong Kong Institute of Architects. He is also a Registered Architect in Hong Kong and China. Mr. Lau holds degrees in Bachelor of Arts (Architectural Studies) and Bachelor of Architecture from The University of Hong Kong.

**Mr. Charles W. M. Chan**

aged 51, is Director of Business Development of our Company and is responsible for identifying new sites and projects for development through acquisitions or joint ventures across the PRC. Mr. Chan joined the Shui On Group in January 2004. Prior to joining our Company, he was Deputy Managing Director of Vision Century Corporation Limited (now known as Frasers Property (China) Limited), Executive Director of SunCorp Technologies Limited, Vice President of Citibank N.A. and Manager of PricewaterhouseCoopers. He is a Fellow of the Hong Kong Institute of Certified Public Accountants and an associate of the Institute of Chartered Accountants in Australia. Mr. Chan holds a Bachelor's degree in Economics from the University of Sydney.

**Mr. Albert K. B. Chan**

aged 47, is Director of Planning and Development. He is currently responsible for the conceptualisation and master planning of our Company's new projects. He was previously responsible for the overall planning and design of the Shanghai Xintiandi development project. Mr. Chan joined Shui On Properties Limited in 1997. Prior to joining our Company, he was a Project Director at the Department of Design and Construction, New York City. Mr. Chan holds a Bachelor's degree in Architectural Design from the University of Minnesota, a Master's degree in Architecture from the University of California, Berkeley, and a Master's degree in Science in Architecture and Urban Design from Columbia University. He also holds an MBA, majoring in finance from New York University. He is a member of the American Institute of Architects, a member of the American Planning Association, a member of the Urban Land Institute and a Registered Architect of New York State.

**Mr. Eddie K. K. Heng**

aged 42, is Director of the Chairman's Office and his main responsibilities include working with the Chairman in strategy development and implementation as well as organisational development. He also works with the senior management in new business ideas development for the Group. Mr. Heng joined the Company in January 2006 and has worked in management consulting with McKinsey & Co. in Asia and the USA. He holds an MBA from the International Institute for Management Development (IMD), Lausanne, Switzerland and Bachelor of Business Administration (Marketing and Finance) from the National University of Malaysia.

**Mr. Freddy C. K. Lee**

aged 45, is Director of Projects and is responsible for all aspects of our project in Wuhan. He joined the Shui On Group in 1986 and has over 15 years of working experience in construction management and 5 years of working experience in property development in the PRC. He is currently a member of the Royal Institution of Chartered Surveyors in the United Kingdom and a member of the Hong Kong Institute of Surveyors. Mr. Lee holds a Master's degree in construction management from the City University of Hong Kong and a Bachelor's degree in quantity surveying from Reading University, England.

**Mr. George W. K. Chan**

aged 49, is Director of Finance of our Company. He is responsible for overseeing the financial and accounting functions of the Group. Mr. Chan joined our Company in January 2007. Prior to this, Mr. Chan was General Manager - Finance of a leading property development and investment company with a significant presence in China and headquarters based in Hong Kong. He has over 20 years of progressive experience in accounting, auditing, taxation, financial control, and general management. He had held senior management positions with listed companies from various industries including property development and investment, the design, development and marketing of promotional toys and magazine publication. Mr. Chan is a member of the Institute of Chartered Accountants in England and Wales and holds a Bachelor of Science degree in Economics & Accountancy from The City University, London, U.K. and an MBA from The Chinese University of Hong Kong.

## QUALIFIED ACCOUNTANT

### **Mr. Derek W. Y. Feng**

aged 45, is the Deputy General Manager, Finance, of our Company and is responsible for financial and treasury management. He joined our Company in 2005 and has over 22 years of experience in the auditing and financial management of large corporations. Mr. Feng is a member of the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants. He also obtained a Master's degree in business administration from the University of Hull, England.

## COMPANY SECRETARY

### **Mr. Kim Lun Uy**

aged 43, is our General Counsel and Company Secretary. He joined our Company in 2005 and is responsible for legal, company secretarial and compliance issues of our Company. Mr. Uy holds a Bachelor's degree, with honours, in Law and a Postgraduate Certificate in Law from The University of Hong Kong. He was admitted as a solicitor in Hong Kong in 1991 and in England and Wales in 1994. He has over 15 years of post-qualification experience and has worked in the legal departments of several blue-chip companies in Hong Kong before joining our Company.