

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT

Board of Directors

Executive Directors

Mr. Vincent H. S. LO, GBS, JP

aged 60, has served as our Chairman and Chief Executive Officer since the inception of our Company in February 2004. He is Chairman of the Shui On Group, which he founded in 1971, Chairman of Shui On Construction and Materials Limited ("SOCAM") and Non-executive Chairman of China Central Properties Limited, respectively. He is a member of The Eleventh 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, an Economic Adviser of the Chongqing Municipal Government, a Vice Chairman of the Chamber of International Commerce

Shanghai, an Honorary Court Member of Hong Kong University of Science and Technology, a Director of Great Eagle Holdings Limited, a 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 by 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. Vincent H.S. LO



Mr. William T. ADDISON



The Honourable LEUNG Chun Ying

Mr. William T. ADDISON

aged 55, has served as our Director since April 2005. He is our Managing Director and Chief Financial Officer. Mr. ADDISON is also a member of the Executive Committee; Chairman of the Finance Committee; and Chairman of the Ethics Committee of the Company. He is 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 and the IT functions of the Company. Mr. ADDISON is responsible for undertaking our strategic partnerships as well as for undertaking our mergers and acquisitions, in both cases from a financial perspective. 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 LEUNG Chun Ying, GBS, JP

aged 53, 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 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 Coalition of Professional Services and Chairman of One Country Two Systems Research Institute Limited. He is also a Non-executive Director of Sing Tao News 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.



Sir John R.H. BOND



Dr. Edgar W. K. CHENG



Dr. William K. L. FUNG

Independent Non-executive Directors

Sir John R. H. BOND

aged 66, has served as an 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 Chairman of Vodafone Group Plc and a Non-executive Director of Ford Motor Company and A. P. Moller Maersk. He is also a member 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 64, 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 36 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 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 Hang Seng Bank Limited, Vice President of the International Federation of Stock Exchange, Founding Chairman of the Hong Kong Securities Institute, a member of the board of directors of the Hong Kong Futures Exchange Limited, a member of the Conference Board's Global Advisory Council and an Independent Director of Goldman Sachs Guo Hua Securities Co. Limited and an Independent Non-executive Director of Standard Chartered Bank (Hong Kong) 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 CNOOC Limited and an Independent Non-executive 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 was also a member of the Commission on Strategic Development and a member of the Greater Pearl River Delta Business Council. He is currently Chairman of

the Council for Sustainable Development 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 Adviser (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 Eleventh National Committee of the Chinese People's Political Consultative Conference.

Dr. William K. L. FUNG, JP

aged 59, 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



Professor Gary C. BIDDLE

in 1999. Dr. FUNG is a Non-executive Director of HSBC Holdings plc and an Independent Non-executive Director of 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 56, has served as an Independent Non-executive Director of our Company since May 2006. Professor BIDDLE is Dean of the Faculty of Business and Economics and also PCCW Chair Professor of The University of Hong Kong. He was previously Associate Dean of the School of Business and Management at Hong Kong University of Science and Technology. Professor BIDDLE obtained his MBA and Ph.D. degrees from the University of Chicago. He served as a professor at the University of Chicago and the University of Washington before coming to Hong Kong 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 an



Dr. Roger L. McCARTHY

Independent Non-executive Director of Kingdee International Software Group Company Limited.

Dr. Roger L. McCARTHY

aged 59, has served as an Independent Non-executive Director of our Company since May 2006. Dr. McCARTHY is Chairman Emeritus 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. In 1992, Dr. McCARTHY was appointed by the first President Bush to the President's Commission on the National Medal of Science. Dr. McCARTHY is one



Mr. David J. SHAW

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, and he delivered the 2008 commencement address for the University of Michigan's College of Engineering.

Mr. David J. SHAW

aged 61, 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 that 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 a Non-executive Director of certain companies within the HSBC Group, including HSBC Private Banking Holdings (Suisse) SA and The Bank of Bermuda Limited. He is also an Independent Non-executive Director of Kowloon Development Company Limited.

Senior Management

Mr. Louis H. W. WONG

aged 57, 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 an 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, the 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 59, 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 26 years experience in the commercial field and has extensive working experience in the USA and Singapore. Mr. LEE 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. HUI Shing Sun

aged 52, 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 25 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. Clement C. C. LAU

aged 58, 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 52, 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 is also Director – Dalian and is responsible for all aspects of our project in Dalian. He joined the Shui On Group in January

2004. Prior to joining our Company, Mr. CHAN 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 48, 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. Freddy C. K. LEE

aged 46, is Director – Wuhan & Foshan and is responsible for all aspects of our projects in Wuhan and Foshan. He joined the Shui On Group in 1986 and has over 16 years of working experience in construction management and 6 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 50, 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 held a senior management position with a leading property development and investment company headquartered in Hong Kong with a significant presence in China. He has over 22 years of progressive experience in accounting, auditing, taxation, financial control, and general management. He has 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, UK and an MBA from The Chinese University of Hong Kong.

Mr. UY Kim Lun

aged 44, is Director of Legal Affairs and Company Secretary of our Company. He joined our Company in 2005 and is responsible for the legal, company secretarial and compliance issues of our Company. Mr. UY holds a Bachelor's degree, with honours, in Laws and a Postgraduate Certificate in Laws 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 16 years of post-qualification experience and has worked in the legal departments of several blue-chip companies in Hong Kong before joining our Company.

Mr. TANG Ka Wah

aged 48, is Director – Chongqing and is responsible for all aspects of our project in Chongqing. He joined the Shui On Group in 1985 and has over 21 years of working experience in the construction industry. He is a member of the Institution of Structural Engineers and a member of the Hong Kong Institution of Engineers. Mr. TANG is a chartered engineer. He holds a Bachelor's degree in Engineering from The University of Hong Kong and a Master's degree in Business Administration – E-Commerce from the West Coast Institute of Management & Technology, West Australia.