



## Guo Junlei

Attorney

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Location:  
Beijing

Language:  
Chinese and English

Qualification:  
National Bar of China,  
Bar Admission in PRC

### Working Experience

- 2009.05 - Present Beijing Anli Partners
- 2004.07-2009.04 Beijing Zhong Lun Law Firm

### Educational Background

- 2001.09-2004.06 Master of Laws, Zhongnan University of Economics and Law
- 1997.09-2001.06 Bachelor of Laws, Zhongnan University of Economics and Law

### Social Activities

- Member of Venture Capital and Private Equity Legal Committee, Beijing Bar Association
- Top Ten Internet Finance Lawyer, China of the Year 2016

### Areas

Investment & Financing and Private Funds, TMT (Technology, Media and Telecommunications), M&A, and Restructuring

### Key Achievements

Mr. Guo has long focused on the areas of investment & financing and private equity funds, TMT, M&A, and Restructuring. He has extensive experience in providing professional and high-quality legal services to many clients and received high praise from them.

#### Investment & Financing and Private Funds

- Provided special legal advisory services to Wensheng Investment in many investment projects in different parts of the country
- Providing special legal advisory services to invest in many real estate projects in Zhengzhou and Foshan for Anhui China Taixin Investment Management Co., Ltd.
- Providing special legal advisory services to Poly Capital for its investment in a real estate project in Haikou City
- Providing special legal advisory services to Jindi Huabei for its investment in a real estate project
- Providing special legal advisory services for Beijing Benchmark Investment Management Co., Ltd. for its application for private fund manager registration
- Providing special legal advisory services to Lenovo Venture Capital for its investment in a company engaged in virtual simulation business in Nanjing
- Providing special legal advisory services to a fund investing in retail, internet finance,

e-commerce, and other sectors • Providing legal services to Ruicheng Capital and China Pacific Insurance Co., Ltd. on the transaction of their shares in a comprehensive development project in Shanghai (the total construction area in Phase I is 110,000m<sup>2</sup>); the services include transaction structure design and negotiation. Transaction amount: RMB131 million

- Negotiation and cooperation between Tiandi Holding and New China Insurance Group in the Yanqing Pension Real Estate project
- Providing special legal services for Huaxia Happiness Capital Management Co., Ltd., a wholly-owned subsidiary of Huaxia Happiness Base Management Co., Ltd., for its debt real estate fund project; the services include a demonstration of transaction structure, drafting and an amendment to transaction documents

Wuhan project of a listed company: structural design of real estate equity investment products and legal agreement. Draft and fundraising roadshow. Participate in and lead the whole process of the project, cooperate with Noya Wealth, ICBC, Bank of China, and other institutions in the raising of funds, and invest from individual and institutional Investors.

- Cixi Project of a listed company: structural design of real estate equity investment product, drafting of legal agreements, and fundraising roadshow. Where the raising scale exceeds CNY500 million, such investment shall be a pure equity investment
- To provide Due Diligence Services regarding Basic Assets for the “20 billion yuan trust disposal of non-performing assets” project of China Construction Bank and Industrial and Commercial Bank of China under Orient Asset Management Corporation.
- Restructuring of Hunan's "Four Banks and One Credit Agency" led by Orient Asset Management Company into Hunan Commercial Banks Provision of Legal Services
- Special legal services provided by United Overseas Bank of Singapore in connection with the mortgage loan project,
- Providing legal services on due diligence for the loan project of Tianyuan in Guangzhou by Morgan Securities Co., Ltd.
- Registration of mortgage of Nanjing Wanda Commercial Property for Citybank's REITS project
- Issuance of a legal research report for Nantong Bank's business model research project.

TMT (technology, media & telecommunications)

- As counsel for the issuers of "worth buying" IPO projects, providing legal services for "worth buying" IPO projects
- Provide long-term legal consulting services to the non-bank financial business of China Unicom
- Provide long-term legal advisory services to Huawei Terminal Co., Ltd.

- Special funds provided to a communication company for its establishment of a P2P lending information intermediary and online micro-loan company

#### Legal Counsel Service and Daily Legal Counsel Service

- Special legal advisory services provided to several internet finance companies invested by JD Finance
  - Provide year-round legal services for Mobike
  - Providing long-term legal advisory services for Zhihu
  - Providing daily legal advisory services for domestic money tank
  - Providing special legal advisory services for domestic money tank's handling of filing and registration of online lending information intermediary
  - Providing daily legal advisory services for Domestic Financial Services
  - Providing daily legal advisory services for Tianyang Financial
  - Providing daily legal advisory services for Le Dai
  - Providing daily legal advisory services for MEF
  - Representing Beet Financial Platform to initiate arbitration against the platform borrower with respect to a breach of an electronic contract and obtaining a favorable award
  - Representing the foreign piggy bank platform in winning the Internet infringement litigation initiated by the platform borrower;

#### M&A and entire sale and purchase of large properties

- Providing legal services on due diligence for Gemdale Properties and Investment Corporation Limited's acquisition of TV&TV Real Estate and in respect of the target
  - Providing legal services for China Cereals, Oils and Food Co., Ltd.'s acquisition of a large integrated real estate project in Tianjin
  - Providing legal services for an overseas fund's acquisition of the Huapu Center residential project
  - Providing special legal services to Wantong Industrial Co., Ltd. in its acquisition of TCL Corporation's industrial property in the Wuxi New Area
  - Providing special legal services for Shimao Group's acquisition of a (uncompleted) project in Shenyang.
  - Providing legal services for the cooperation between Huijin Group and Century City Group in respect of the ordinary residential project of "The World's Famous Park Project"
  - Providing legal services for Jinyue Investment Group's acquisition of the Shijingshan commercial real estate project
  - Providing legal services for Zhonghong Group's acquisition of the Yanqi Lake Tourism and Entertainment Project
  - Providing legal services for Lapp Medical Equipment Company's acquisition of industrial land in Linhe Industrial Park, Shunyi District

- Providing legal services for Zhonghong Group's acquisition of Huangshan Taohua Island Tourism and Entertainment Land Project
- Providing legal services for China Cereals, Oils and Food Co., Ltd.'s acquisition of a large real estate project in Beijing Xidan (now named "Daiyue City")
- Providing legal services for Ping An Trust & Investment Co., Ltd.'s purchase of a project located in Smith Barney Center
- Representing the entire building of Beijing Soto Shiji Co., Ltd., a wholly-owned subsidiary of SOHO China Co., Ltd.

Providing legal services for the purchase of the Jinhe International Building in the Zhongguancun Area

- Providing legal services for a Japanese REIT fund's purchase of an office building in Beijing
- Providing special legal services Ping An Trust & Investment Co., Ltd.'s acquisition of Century Wealth Center Project, Guanghua Road, Chaoyang District, Beijing

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### Personal Honor

- LEGALBAND: Top 10 China Lawyers and Financial Technologies List 2019
- LEGALBAND: Top 10 Internet Finance Lawyers in 2016