

**Gao
Xiaoli**



**安理律师事务所
ANLI PARTNERS**

Working Experience

2019- Present Beijing Anli Partners & Partners

2014-2019 Partner of Zhuo Wei Law Offices

Partner

35-36/F, Fortune Financial
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Zhonglu, Chaoyang District,
Beijing

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Professional Qualification

PRC Bar Qualification
Certificate

PRC Enterprise Legal

Counsel Qualification
Certificate

Areas of Practice

Real estate (Grade I development of land),
construction projects and infrastructure, business of
companies, international trade, dispute resolution

Social Activities

Representative of the 10th Beijing Lawyer's Congress

Member of Real Estate Law Committee, Beijing Bar
Association

Member of China Democratic Construction Council,
Chaoyang District Legislative Affairs Commission,
Beijing Municipality

Expert for PPP Expert Database of the National
Development and Reform Commission

Expert for PPP Expert Database of the Ministry of
Finance

Summary of Practice Experience

Mr. Gao Xiaoli passed the bar examination in 1994
and the corporate counsel qualification examination in
1996. He is an expert for PPP Expert Database (Legal)

of the National Development and Reform Commission and the PPP Expert (Legal) of the Ministry of Finance. Mr. Gao Xiaoli has been a lawyer for more than 20 years of experience in representing clients in domestic and foreign arbitrations and domestic litigation and arbitrations and providing legal services relating to the utilization and development of resources along the rail transit (including land and real estate), comprehensive development projects of metro line depots, municipal housing, land for transportation facilities, joint bidding, metro station integration projects, corporate mergers and acquisitions, primary land development, demolition, resettlement, compensation, real estate construction, development, design, sales, property management and other areas.

Representative Clients

Siemens (China) Co., Ltd., China Electronics Information Industry Development Research Institute (Saidi Group), China Cinda Asset Management Co., Ltd., China Orient Asset Management Co., Ltd., China National Technology Investment Guarantee Corporation, China Hengtian Group Co., Ltd., CITIC Construction Co., Ltd., Beijing Infrastructure Investment Co., Ltd., Beijing Information Infrastructure Construction Co., Ltd., Beijing Urban Construction Group Co., Ltd., Beijing Urbanconstruction Design Development Group Co., Ltd., Beijing Cheng Jian Yatai Construction Group Co., Ltd., Beijing Cheng Jian Xingtai Real Estate Development Co., Ltd., Beijing Cheng Jian Road and Bridge Construction Group Co., Ltd., Beijing Cheng'ao Real Estate Co., Ltd., Beijing Cheng Jian

Xingrui Real Estate Development Co., Ltd., Beijing
Cheng Jian Xingyun Real Estate Co., Ltd., Beijing
Cheng Jian Baoding Real Estate Development Co.,
Ltd., Beijing Shiji Hongcheng Real Estate Co., Ltd.,
Beijing Cheng Jian Industrial Acquisition Co., Ltd.,
Beijing Cheng Jian Xinghe Real Estate Development
Co., Ltd., Beijing Cheng Jian (Hainan) Real Estate
Co., Ltd., Beijing Cheng Jian Xingshun Real Estate
Development Co., Ltd., Beijing Cheng Jian New City
Investment and Development Co., Ltd., Beijing New
City Industrial Real Estate Development Co., Ltd.,
Beijing Saidi Ke Chuang Technology Co., Ltd.,
Beijing Jingtou Xingping Real Estate Co., Ltd.,
Beijing Jingtou Xingchao Real Estate Co., Ltd.,
Beijing Jingtou Industrial Real Estate Co., Ltd.,
Beijing Jingtou Xingtian Real Estate Co., Ltd., Beijing
Jingtou Mingtong Real Estate Co., Ltd., Beijing
Jingtou Fengde Real Estate Co., Ltd., Shandong
Weigao Group (Hong Kong listed company) Share
Number: 8199, ZC Real Estate Group (Hong Kong
listed company), Century Golden Yuan Investment
Group Co., Ltd., Sequia OBE Window Hardware
(Beijing) Co., Ltd., Japan Applied Technology Co.,
Ltd., Beijing Blackwood Fireproof Plate
Manufacturing Co., Ltd., Schlumberger S.A., etc.

Certain Representative Business

■ Litigation and Arbitration Legal Service Business:

Ž Mr. Yilang has extensive experiences in litigation
and arbitration in China and overseas. He has rich
experiences in litigation and arbitration in Ukraine,

Russia, and Beijing, Tianjin, Shanghai, Chongqing, Hebei, Henan, Shandong, Fujian, Hubei, Yunnan, Guangdong, Shaanxi, Gansu and Shanxi. He is familiar with the procedure of litigation and arbitration as well as the basic practice of the courts and arbitration committees all over the world.

Representing Shaanxi Import & Export Corporation in initiating international trade arbitrations before International Arbitral Court in Kiev, Ukraine.

Representing Shaanxi Import & Export Corporation in international barter trade arbitrations before International Arbitral Court in Moscow, Russia.

Being the party responsible for the retrial of three construction project disputes among CITIC Construction Co., Ltd., Haiqing and Longxin, and applying to the **Supreme People's Court** for retrial on behalf of CITIC Construction. The total subject matter of the cases exceeded RMB 200 million. The project in question was located in the Republic of Angola. The disputes were foreign-related construction contract disputes, related to key overseas projects under China's **"One Belt, One Road"** initiative.

Participated in 18 arbitration cases of the project of Chengde and Qianming Big Data Machine Room Industrial Park at Beijing Arbitration Commission, and presided over the case initiation and property preservation work on behalf of Beijing Urban Construction Group. Among them, there are six cases concerning construction contract disputes in which Beijing Urban Construction Group, as the arbitration applicant, has applied for arbitration in which Beijing Urban Construction Group has filed for arbitration in

total, involving a subject amount of nearly CNY210 million, and 11 cases concerning construction contract disputes in which Beijing Urban Construction Group is the arbitration respondent, involving a subject amount of nearly CNY160 million.

Representing Beijing Urban Construction Road and Bridge Construction Group Co., Ltd., in two construction subcontract arbitration cases with Fujian Meili Ecological Construction Group Co., Ltd. before Beijing Arbitration Commission. Both the projects in question were **PPP projects**, with the total subject matter of over RMB 100 million.

Representing Beijing Urban Construction Road and Bridge Construction Group Co., Ltd., in a series of enforcement cases with Shanxi Guandong Real Estate Development Co., Ltd., involving **Shanxi Higher Court** and the **Supreme Court**.

Representing Beijing Cheng Jian Yatai Construction Group Co., Ltd. in the dispute case concerning Construction Contract with Inner Mongolia Malaqin Hospital and the dispute case concerning Construction Contract with Globe Energy Investment Group Co., Ltd., with the subject matter of the case nearly RMB 35 million.

Representing Beijing Urban Construction 8 Construction and Development Co., Ltd., in the dispute case concerning construction payment and construction quality with Beijing Shengtong Green Home Real Estate Development Co., Ltd., with the subject matter of the case nearly RMB 20 million.

Representing Beijing Urban Construction 8 Construction and Development Co., Ltd.,

Represented many litigation cases in specialized courts, including cases of marine cargo losses before Shanghai Maritime Court, cases of railway cargo losses before Harbin Railway Court and cases of cross-river cargo claims before Xiamen Maritime Court.

■ **Long-term legal advisory service business:**

Clients acting as long-term legal advisors for **more than five consecutive years:**

China Electronics Information Industry Development Research Institute (Saidi Group)

Beijing Saidi Technology Co., Ltd.

Beijing Urban Construction Group Co., Ltd.

Beijing Cheng Jian Road and Bridge Construction Group Co., Ltd.

Beijing Cheng Jian 8 Construction and Development Co., Ltd.

Beijing Cheng Jian Yatai Construction Group Co., Ltd.

Beijing Urban Construction Design and Development Group Co., Ltd.

Beijing Cheng'ao Real Estate Co., Ltd.

Beijing Cheng Jian (Hainan) Property Co., Ltd.

Beijing Shiji Hongcheng Real Estate Co., Ltd.

Nanjing Shiji Hongcheng Property Co., Ltd.

Beijing Cheng Jian Xingyun Real Estate Co., Ltd.

Beijing Cheng Jian Xingye Land Co., Ltd.

Beijing Cheng Jian Xing Rui Real Estate Development Co., Ltd.

Beijing Cheng Jian Xing He Real Estate Development Co., Ltd.

Beijing Cheng Jian Baoding Real Estate Development Co., Ltd.

Beijing Infrastructure Investment Co., Ltd.
Hebei Jingche Rail Vehicle Equipments Co., Ltd.
Beijing City Deputy Central Station Integrated Hub
Construction Management Co., Ltd.
Beijing Jingtou Xingping Real Estate Co., Ltd.
Beijing Jingtou Xingchao Landmark Co., Ltd.
Beijing Jingtou Xingye Real Estate Co., Ltd.
Beijing Jingtou Xingtang Real Estate Co., Ltd.
Beijing Jingtou Xingtong Real Estate Co., Ltd.
Beijing Jingtou Xingde Real Estate Co., Ltd.
Beijing Jiao Controls Silicon Valley Technology Co.,
Ltd.
Beijing Jingmi Investment Co., Ltd.
Beijing Jingchuang Investment Co., Ltd.
Beijing New City Shidai Real Estate Development
Co., Ltd.
Beijing Huihe Real Estate Development Co., Ltd.

■ **Real Estate Legal Services:**

Ž Mr. Liu has rich experience in primary land development, real estate and rail transit, has provided perennial legal services and specialized legal services for many large-scale state-owned enterprises and listed real estate companies for many years, and has rich experiences as legal advisor for real estate development, corporate financing, rail transit legal service, utilization of the land resources along the rail transit routes and equity investment in the rail transit industry, and has rich experience in acting as an agent for litigation and arbitration cases in respect of primary land development, real estate development, construction and sales, etc. Mr. Gao's main legal services cover the following:

Regarding the utilization and development of resources (including land and real estate) along the rail transit routes, Mr. Liu has provided year-round legal consulting services for projects such as the comprehensive development of metro car depot cover, construction of houses for municipal use, land for transport facilities, joint bidding and the integration of metro stations.

All districts and counties of Beijing Municipality, including Daxing, Fangshan, Huairou, Miyun, Mentougou and Pinggu, including the handling of pre-demolition formalities, arrangement and design of demolition schemes, household investigation during demolition, cooperation and commission with other third parties, negotiation and signing of demolition compensation agreements, the construction contracts and sales contracts of resettlement houses, etc., are provided for the districts and counties of Beijing Municipality, such as Daxing, Fangshan, Huairou, Miyun, Mentougou and Pinggu, including the handling of pre-demolition formalities, arrangement and design of demolition schemes, household investigation during demolition, cooperation and commission with other third parties, negotiation and signing of demolition compensation agreements, the construction contracts and sales contracts of resettlement houses, etc. Outside Beijing, Mr. Gao has provided special legal services for the land bidding, auction and listing in Guizhou, Yunnan, Chongqing, Fujian, Shanghai, Tianjin and Shaanxi, Hainan, etc.

Mr. Liu has represented several representative cases in litigation and arbitration in relation to primary level land development, demolition compensation and

resettlement houses.

Real estate development and sales. Mr. Liu has provided legal consulting services for many projects in Beijing with the gross floor area of more than hundreds of thousands of square meters. For one project, the Beijing Urban Construction · Tiantan House project for which Mr. Liu provided legal consulting services with the gross floor area of more than 1.3 million square meters and the sales amount reached as high as 31.9 billion yuan. The properties he provided services for included office building development, whole-sale, commercial housing development and sale, and the development and sale of commercial housing. As many as 12 projects had premises with the gross floor area of more than 10 million square meters and sales amount reached over one billion yuan, while as many as seven projects had sales amount with the gross floor area of more than two billion yuan. Non-local real estate service projects involving Yunnan, Guizhou, Shaanxi, Shanghai, Nanjing, Hainan and other places.

Ø Representative governmental shantytown renovation projects:

※ The Wangtan shantytown renovation project, with a total project value of 43.3 billion yuan, was led and implemented by the Dongcheng District Government. As entrusted by Beijing Urban Construction Xingrui Real Estate Development Co., Ltd., Mr. Liu provided legal consulting services for seven years.

※ The Linhe Village shantytown renovation project in Renhe Town of Shunyi District, which was led

and implemented by the Shunyi District Government. As entrusted by Beijing Urban Construction Xingshun Real Estate Development Co., Ltd., Mr. Liu provided legal consulting services throughout the whole process.

■ **Full-process specialized legal services for PPP projects**

Ž Special legal services for PPP projects provided by lawyers include legal consulting in relation to PPP project tendering and bidding documents, suggestions on amendments to tendering and bidding documents and risk disclosure; assistance in the communication and negotiation with the government and local partners; assistance in drafting, amending and executing PPP project agreements, legal risk disclosure and legal advice; assistance in establishment of SPV, including drafting, amending and consulting in respect of joint venture agreements, articles of association, resolutions of the initial shareholders' meetings and documents for the appointment of senior executives; and assistance in consulting on legal issues of project financing, amendment to financing agreements and guarantee documents and legal risk disclosure. Projects in which Mr. Liu has participated include:

Ž The PPP project of 14 municipal roads and comprehensive utility tunnels in Jinsha County, Guizhou Province, with a total investment of 4.24 billion yuan.

Ž The civil engineering PPP project of Jinzhong to Taiyuan intercity railway Line 2 in Jinzhong City, Shanxi Province, with a total investment of 2.34

billion yuan.

Ž The Middle Section of Airport Avenue (Wenlin Road to North Airport Expressway) in Dianzhong New Area, Kunming City, Yunnan Province, with a total investment of 2.05 billion yuan.

Ž The North Outer Ring Road Project in Anqing City, Anhui Province, with a total investment of 1.976 billion yuan.

The Sanya Tram Demonstration Line Project is a PPP project with a total investment of approximately CNY1.47 billion.

Ž The urban and rural infrastructure construction in Qingyun County, Shandong Province, with a total investment of 170 million yuan.

■ **Business of the Company**

Ž Providing legal advices and consulting services to Shenzhen International Qianhai Asset Management (Shenzhen) Co., Ltd. in connection with capital increase and share expansion, participating in design of transaction structures of cooperation projects, drafting cooperation framework agreement and cooperation agreement, participating in discussion and negotiation with authorities and parties concerned, and giving legal opinions on the legitimacy and compliance of the laws, regulations, rules and administrative standards involved.

Ž Providing special legal services to Beijing Saipuxin Technology Co., Ltd.

■ **Legal Services for Outbound Investment**

Ž Providing legal services to Yonghua Company in

purchasing oil from Congo, participating in negotiation with Ministry of Petroleum of Congo, and drafting and amending the contract in English and French, by which Ministry of Petroleum authorized oil exploration for the client.

Ž Providing legal services to Shandong Shengli Oilfield Engineering & Profit Group Co., Ltd. for its investment in setting up a company and oil exploration in Kyrgyzstan, and cooperating with foreign lawyers for Kyrgyzstan on company establishment.