



YAN, Bo 严波

Tel : (+86 21) 6043 5168

E-mail : yanbo@haiwen-law.com

City : Shanghai

Practices : Asset Securitization、 Mergers & Acquisitions、 Real Estate、 General Corporate Practice

Basic Information

Mr. Bo Yan is a partner based in the Shanghai office of Haiwen & Partners. Mr. Yan has extensive experience in the Corporate M&A, joint venture and financing transactions (in particular in the real estate sector and NPL investments), and has represented leading sovereign wealth funds, private equity houses, real estate funds and corporate clients on cross-border mergers and acquisitions, investments, financings, corporate restructuring and other foreign investment related matters for more than ten years.

Professional History

Mr. Yan worked with Haiwen Shanghai office during 2010 to 2014, and then worked with Allen & Overy Shanghai Office during 2014 to November 2019 before rejoining Haiwen as a partner in December 2019.

Experience Highlights

Mr. Yan's recent real estate experience includes acting for:

- **Warburg Pincus on:**
 - the formation of the "Nova" investment platform with the founders to engage in the investment of operating properties and asset management, and to acquire and convert properties into serviced apartments and commercial properties in China; and
 - the formation of a platform joint venture between Warburg Pincus and Weave (established by former APG real estate head Sachin Doshi) to acquire, renovate and operate quality rental accommodation projects in gateway cities in the APAC region.
- KKR on the formation of an urban renewal investment / operation platform with founders to engage in the

acquisition and operation of urban renewal projects in China.

- Baring Capital on the formation of the “Forest Logistics” investment / operation platform with founders to engage in the acquisition and operation of logistics properties in China.
- NewEase China (a Warburg Pincus portfolio) on its establishment of a core fund joint venture, with an initial injection of a portfolio of seed logistics properties.
- China Vanke on its acquisition of logistics properties in Shanghai, Wuxi, Nantong, Kunshan, Changshu, Hangzhou, Wuhan, Dongguan, Tianjin and other major cities of China.
- Brookfield on its acquisition of logistics property in China.
- D&U China (a Warburg Pincus portfolio) on its disposal of a majority share interest in a high-end business park in Beijing to a consortium of buyers led by Allianz.
- Kailong on its acquisition of ZLink, a business park complex in Zhongguancun high-tech hub, from Ascendas.
- Goldman Sachs and Kailong on their disposal of ZLink, a business park complex in Zhongguancun high-tech hub, to Allianz.
- Brookfield on its:
 - disposal of Corporate Avenue 1 and 2 to The Link REIT, and the disposal of Corporate Avenue 3 to a consortium of buyers; and
 - acquisition of two commercial complex properties (i.e. Mall Jinqiao and Mall Nanxiang) in Shanghai.
 - V Capital on its acquisition of a prime location commercial complex (Central Plaza) in Huangpu District, Shanghai.
 - Qatar Holdings on its acquisition of 50% share interest in a commercial complex (Dalian Pavilion) in Shenyang.
 - An international PE fund on its proposed acquisition of a majority share interest in a commercial complex in Beijing.
 - Nova Property (a Warburg Pincus portfolio) on:
 - its issuance of shares to, and joint venture with, Singaporean sovereign wealth fund GIC, with total financing commitments of up to USD1bn from GIC;
 - its acquisition of Yicheng Creative (listed on China’s Growth Enterprises Market) and the “Base” brands;
 - its majority-interest investment in the serviced apartment operation platform “Tulu” (established by Elaine Carole Young); and
 - other acquisitions, restructurings and commercial legal matters in China.
 - A China leading serviced apartment chain operator on its proposed acquisition and full merger of a leading youth hostel operators in China.
 - CBRE Global Investors and a sovereign wealth fund in relation to the exit from the onshore residential joint venture with a leading real estate developer in China.

- A global asset management company on its proposed JVs for the acquisition of data centers (IDCs) in China.
- An international PE fund on establishing its China investment platforms for the acquisition of non-performing loans and distressed assets/properties in China.
- An international PE fund on its acquisition (or proposed acquisition) of various non-performing loan portfolios and distressed assets/properties in China (including via court auction procedures).

Mr. Yan' s other recent experience also includes acting for:

- Pandora Jewelry on structuring and establishing its distribution and retail platform in China, including setting up a joint venture with its local distributor for distributions and retails in China and the subsequent acquisition of its distributor' s entire interests in such joint venture.
- Magotteaux on its formation of an equity joint venture with a Chinese state-owned enterprise in Jiangsu, and other acquisitions and commercial legal matters in China.
- DP World on its:
 - exit from the onshore joint venture with a major Chinese state-owned enterprise in Tianjin, China;
 - formation of a logistics warehousing joint venture with a major Chinese state-owned enterprise in Zhejiang, China; and
 - other acquisitions and commercial legal matters in China.
- UBM on the disposal of its eMedia business (including sale of its PRC subsidiaries) to Arrow Inc. for USD23.5m.
- Haohai Biological Technology (listed in HKEx and Shanghai Stock Exchange) on its acquisition of 70% share interest of Contamac Holdings Limited, a UK-based contact lens and intraocular lens materials manufacturer.
- Sequoia Capital on its venture capital investments in Boyaa Interactive International Limited (HKEx-listed) and various other startup companies in China.
- SoftBank Vision Fund on its venture capital investments in various startup companies in China.
- PAG on its acquisitions of various companies in automobile and auto-service industries.
- Ping An on its acquisition of two third-party e-payment license holders in China.

Education

Mr. Yan received an LL.B. from Nanjing University in 2006, an LL.M. from Fudan University in 2009 and an LL.M. from Southern Methodist University in 2009. He is admitted to practice law in the state of New York and the PRC.

Language

Mr. Yan is a native Mandarin speaker and is fluent in English.

