

## DIRECTORS

### EXECUTIVE DIRECTORS

**Mr. Zeng Yunshu**, aged 53, is the chairman and president of the Group and an executive Director. Mr. Zeng is one of the founders of Hong Long Shenzhen, the major operating subsidiary of the Group. Mr. Zeng has been serving as the president of Hong Long Shenzhen since its establishment. He is responsible for determining the overall business strategies and planning, making investment decisions and determining the overall business management direction of the Group. Prior to the establishment of the Group, Mr. Zeng worked in the Xingning City and Meizhou municipal governments from 1981 to 1990. Mr. Zeng worked in Shenzhen Petrochemical Industry (Group) Co. Ltd. from 1991. During March 1993 to March 2002, Mr. Zeng was a director of Shenzhen Cairun, a PRC limited company engaged in the businesses of trading and property development. In September 2000, Mr. Zeng established Hong Long Shenzhen. Currently, he is a Committee Member of the People's Political Consultative Committee of Meizhou, Guangdong Province and the deputy president of Meizhou Overseas Friendship Association (梅州市海外聯誼會). In 2004, Mr. Zeng was awarded the title of "outstanding contributor" for the development of Xingning's economy. Mr. Zeng has more than 14 years experience in the development and management of properties.

**Dr. Han Qinchun**, aged 49, is the vice chairman and co-president of the Group and an executive Director. Dr. Han joined the Group in early 2006. Dr. Han is mainly responsible for determining the overall planning and development strategy together with Mr. Zeng Yunshu. Dr. Han is also responsible for the investment, financing and project planning of the Group. Dr. Han has over 20 years experience in the PRC property sector, including architectural planning and design, real estate development and management and corporate finance. He was heavily involved in management activities including investment evaluation and implementation, project development and leasing for Shanghai Square, Shanghai Gateway Plaza and Shenzhen Shun Hing Di Wang Plaza. From 2001 to 2006, Dr. Han was engaged in investment banking and securities businesses with several investment banks in Hong Kong. Dr. Han graduated from the Department of Architecture of Xi'an University of Architecture and Technology (西安建築科技大學) with a bachelor degree in architectural planning and design. In 1999, Dr. Han obtained a doctorate degree of philosophy in Real Estate Economic and Management from The University of Hong Kong, and he obtained the professional qualification of a registered real estate appraiser in the PRC in 1997.

## 董事

### 執行董事

曾雲樞先生，53歲，本集團主席兼總裁以及執行董事。曾先生為本集團主要經營附屬公司鴻隆深圳之其中一名創始人。鴻隆深圳成立後，曾先生一直出任其總裁。曾先生負責決定本集團的整體業務戰略及規劃，作出投資決策以及決策整體業務管理方向。在本集團成立前，曾先生於1981年至1990年曾在興寧市及梅州市政府部門工作。自1991年，曾先生任職於深圳石化工業集團股份有限公司。於1993年3月至2002年3月，曾先生擔任深圳財潤（一間於中國成立的公司，主要從事貿易及房地產開發業務）的董事。於2000年9月，曾先生成立鴻隆深圳。目前，彼亦是廣東省梅州市政協理事以及梅州市海外聯誼會副會長。於2004年，曾先生獲授予發展興寧經濟「突出貢獻者」的稱號。曾先生擁有超過14年豐富的房地產開發和管理經驗。

韓秦春博士，49歲，現為本集團副主席兼聯席總裁兼執行董事。韓博士於2006年年初加入本集團。韓博士與曾雲樞先生一起主要負責作出總體規劃和發展策略的決定。韓博士另須負責本集團投資、融資和專案規劃決策等。韓博士在中國房地產領域擁有逾20年經驗，當中包括建築規劃設計、房地產開發及管理、企業融資等領域。彼積極參與管理活動，包括投資評估及實施、項目開發及租賃上海廣場、上海嘉匯廣場及深圳信興地王大廈。韓博士從2001年至2006年先後在香港多家投資銀行從事投資銀行和證券業務工作。韓博士於西安建築科技大學建築系，獲建築規劃設計專業學士學位。於1999年，韓博士獲香港大學房地產經濟及管理博士學位，另於1997年獲取得中國註冊房地產估價師專業資格。

**Mr. Zeng Sheng**, aged 27, is vice chairman, co-president of the Group and an executive Director. Mr. Zeng joined the Group in 2001. He is responsible for marketing and participates in overall planning of the Group's businesses. Mr. Zeng graduated from Shenzhen University in 2001 with a degree majoring in information engineering. Mr. Zeng was appointed as the vice-general manager of Shenzhen Hong Long in 2001 and the general manager of Hong Long Commercial in 2002. In October 2003, Mr. Zeng completed the EMBA course in Ling Nan College of Zhongshan University. Currently, Mr. Zeng is a council member (理事) of Shenzhen Chamber of International Commerce. Mr. Zeng Sheng is the son of Mr. Zeng Yunshu.

**Ms. Ye Qingdong**, aged 40, is vice president of the Company and an executive Director. Ms. Ye is also the general manager of Hong Long Shenzhen. She joined the Group in 2001. She possesses an engineer qualification and is responsible for overseeing the Group's properties development and operation. Ms. Ye graduated from Xinjiang Engineering Institute (新疆工學院) in 1988 with a degree in engineering majoring in industrial and civil architecture. Ms. Ye has over 10 years of experience in architecture and structural design, project assessment as well as development. Before joining the Group, Ms. Ye had worked in 新疆自治區紡織設計院 (Xinjiang Textile Design College) and 中糧地產(集團)股份有限公司 (COFCO Property (Group) Joint Stock Company Limited), a company whose shares are listed on Shenzhen Stock Exchange. Ms. Ye was named 2003 年深圳50佳地產高級經理人 (The best 50 Senior Manager of Shenzhen Property for Year 2003) in 2003.

**Mr. Ouyang Junxin**, aged 37, is an executive Director of the Company. Mr. Ouyang joined the Group in 2000 and is responsible for the corporate finance and overall financial matters of the Group. Mr. Ouyang graduated from 鄭州市黃河科技大學商貿學院 (the Business and Trade School of Huanghe Science and Technology University in Zhengzhou City) in 1993 specializing in industrial economic management. Mr. Ouyang was a finance manager of Shenzhen Baoan Fu Xing Industry Development Company (later renamed as "Shenzhen Cairun Property Development Company Limited" (深圳市財潤房地產開發有限公司)) from 1993 to 1996. He has more than 10 years experience in finance with respect to finance and accounting management.

曾勝先生，27歲，現為本集團副主席兼聯席總裁以及執行董事。曾先生於2001年加入本集團，負責市務，並參與本集團業務的整體規劃。曾先生於2001年畢業於深圳大學，取得信息工程學位。於2001年，曾先生獲委任為深圳鴻隆的副總經理，並於2002年獲委任為鴻隆商業的總經理。於2003年10月，曾先生完成修讀中山大學嶺南學院行政工商管理碩士課程。目前，曾先生為深圳國際商會理事。曾勝先生為曾雲樞先生的兒子。

葉慶東女士，40歲，現為本公司副總裁兼執行董事，葉女士亦為鴻隆深圳總經理。彼於2001年加入本集團。彼擁有工程師的資格並負責監管本集團的房地產開發和經營。葉女士於1988年畢業於新疆工學院，考獲工業及土木建築的工程學士學位。葉女士於建築及結構設計、項目評估及開發等領域，擁有逾十年經驗。在加入本集團之前，葉女士曾就職於新疆自治區紡織設計院及中糧地產(集團)股份有限公司，該公司的股份於深圳證券交易所上市。葉女士於2003年獲譽為2003年深圳五十佳地產高級經理人。

歐陽俊新先生，37歲，現為本公司執行董事。歐陽先生於2000年加入本集團，負責本集團企業融資及整體財務事宜。歐陽先生於1993年畢業於鄭州市黃河科技大學商貿學院，主修工業經濟管理。歐陽先生由1993年至1996年於深圳市寶安富興實業發展公司(後更名為深圳市財潤房地產開發有限公司)任職財務經理。彼於金融及會計管理擁有逾十年的財務工作經驗。

### NON-EXECUTIVE DIRECTORS

**Mr. Zhang Huaqiao**, aged 43, joined the Company as a non-executive Director in January 2007. Mr. Zhang currently is an executive director and chief operating officer of Shenzhen Investment Limited (Stock Code: 604), a non-executive director of Shenzhen International Holdings Limited (Stock Code: 152) and an independent non-executive director of Kasen International Holdings Limited (Stock Code: 496), all of them are companies listed on the Main Board of Hong Kong Stock Exchange. Prior to joining Shenzhen Investment Limited, Mr. Zhang was a managing director and co-head of China research at UBS Securities. Mr. Zhang holds a Master of Economics of Development from the Australian National University. Mr. Zhang entered into a deed of non-competition in favour of the Company, the terms of which are substantially the same as the Deed of Non-competition. Furthermore, Mr. Zhang agreed to inform the Group promptly upon his awareness of any matter which gives or is likely to give rise to a competition with the Group, and to abstain from voting in the board meetings of Shenzhen Investment Limited or the Company (as the case may be) on any matter which gives or is likely to give rise to a competition or conflict of interest with the Group.

**Mr. Chen Junyu**, aged 41, joined the Company as a non-executive Director in January 2007. Mr. Chen currently is a senior vice president of Lehman Brothers Asia Limited, leading high yield principal investment business in the PRC. Prior to joining Lehman Brothers Asia Limited, Mr. Chen has served as a vice president of Moody's Investors Service, a vice president of the global principal investment group of Merrill Lynch and a real estate investment manager at the global real estate fund Rodamco Pacific Management (HK) Ltd.. He has extensive experiences in principal debt and equity investments in corporations and real estate. He has obtained a master's degree in Real Estate Development from Massachusetts Institute of Technology (MIT) and a master's degree in Technology Economics and a bachelor's degree in Architecture from Tsinghua University in the PRC.

### INDEPENDENT NON-EXECUTIVE DIRECTORS

**Dr. Li Jun**, aged 45, joined the Company in January 2007 as an Independent non-executive Director. Dr. Li is an executive director of Compass Pacific Holdings Limited, a listed company on the Stock Exchange. Dr. Li obtained a doctorate degree of philosophy from Oxford University in the United Kingdom. Dr. Li has extensive experience in enterprise management and investment risk control, he has been serving as chief executive officer of Compass Pacific Holdings Limited. Dr. Li is currently an independent non-executive director of Zhejiang Glass Company Limited (浙江玻璃股份有限公司), a listed company on the Stock Exchange.

### 非執行董事

張化橋先生，43歲，於2007年1月加入本公司，任非執行董事。張先生現為深圳控股有限公司(股份編號：604)的執行董事及首席營運總監，深圳國際控股有限公司(股份編號：152)的非執行董事，亦為卡森國際控股有限公司(股份編號：496)的獨立非執行董事，上述公司均在香港聯交所主板上市。在加盟深圳控股有限公司之前，張先生為瑞銀證券董事總經理兼中國研究部聯席主管。張先生持有澳大利亞國立大學的經濟發展碩士學位。張先生已訂立一項以本公司為受益人的不競爭契約，其條款大致上與不競爭契約相若。此外，張先生已同意，倘其知悉任何導致或可能導致與本集團競爭的任何事宜，將立即通知本集團，並就任何導致或可能導致與本集團競爭或與本集團有利益衝突的任何事宜，於深圳控股有限公司或本公司(視情況而定)的董事會會議上放棄投票。

陳軍余先生，41歲，於2007年1月加入本公司，任非執行董事。陳先生現為雷曼兄弟亞洲投資有限公司高級副總裁，著重發展在中國的投資業務。加入雷曼兄弟亞洲投資有限公司前，陳先生曾出任穆迪投資服務公司的副總裁、美林集團全球資本投資部的副總裁和全球房地產基金Rodamco Pacific Management (HK) Ltd.的房地產投資經理。彼於企業及房地產債項及資本投資擁有豐富經驗。彼於美國麻省理工學院(MIT)獲得房地產發展碩士學位，在中國清華大學獲得科技經濟學碩士和建築學學士學位。

### 獨立非執行董事

李珺博士，45歲，於2007年1月加入本公司，任獨立非執行董事。李博士現任聯交所上市公司圓通科技有限公司的執行董事。李博士獲英國牛津大學博士學位。李博士有豐富的企業管理和投資風險控制經驗，為圓通控股有限公司行政總裁。李博士現於一間在聯交所上市的公司浙江玻璃股份有限公司擔任獨立非執行董事。

**Mr. Cheung Ngai Lam**, aged 38, joined the Company in January 2007 as an Independent non-executive Director. Mr. Cheung is a member of CPA Australia and American Institute Certified Public Accountants. Mr. Cheung obtained a Bachelor Degree in Social Sciences from the University of Hong Kong in 1991 and a Master of Science Degree in Finance from the Hong Kong University of Science and Technology in 2001. He is currently an independent non-executive director of Mascotte Holdings Limited, a listed company on the Stock Exchange. Mr. Cheung has extensive experience in accounting and capital markets. He served at Deloitte Touche Tohmatsu from August 1991 to March 1994 and the vice president and executive vice president of Daiwa Securities SMBC Hong Kong Limited and Japan Asia Securities Limited from March 1994 to March 2005 respectively.

**Ms. Lin Wei Fang**, aged 55, joined the Company in January 2007 as an Independent non-executive Director. Ms. Lin is a member of the Chinese Institute of Certified Public Accountants. She graduated from Meizhou Institute of Education (梅州教育學院) in 1985. Ms Lin worked at 深圳市財政局 (Shenzhen Finance Bureau) from 1991 to 1995, as senior staff member and principal staff member respectively. She was a principal staff member, deputy director-general of the general office and consultant of the Shenzhen Resident Supervision Office of the Ministry of Finance, PRC from 1995 to 2006. Ms Lin studied economics and management at Guangdong Party School between October 1994 and February 1997.

### SENIOR MANAGEMENT

**Mr. Chu Kin Wang, Peleus**, aged 42, joined the group in 2006 and is the Company Secretary and Qualified Accountant of the Company. Mr. Chu has over 19 years experience in corporate finance, audit, accounting and taxation. He is the chief financial officer and company secretary of the Company responsible for corporate finance, financial reporting and compliance and company secretarial matters of the Group. Mr. Chu graduated from The University of Hong Kong with a Master Degree in Business Administration. Mr. Chu is a fellow member of the Hong Kong Institute of Certified Public Accountants and the Association of Chartered Certified Accountants. He is also an associate member of both the Institute of Chartered Secretaries and Administrators and the Hong Kong Institute of Company Secretaries.

**Ms. Wei Haiyan**, aged 31, is the Group's deputy chief executive and the deputy general manager of Hong Long Shenzhen. Ms. Wei has completed all the courses in the master of digital management programme at the CIMS Engineering Technology Research Centre, Tsinghua University. Ms. Wei is mainly responsible for the administration and human resources of the Group. She graduated from the International Finance Department of Shenzhen University in 1993, majoring in International Finance. She has over 10 years experience in management. Ms. Wei is a committee member of the People's Political Consultative Committee of Meizhou, Guangdong Province.

張毅林先生，38歲，於2007年1月加入本公司，任獨立非執行董事。張先生現為澳洲執業會計師公會及美國執業會計師公會會員。張先生於1991年獲得香港大學社會科學學士學位及於2001年獲得香港科技大學的金融理學碩士學位，現擔任在聯交所上市的公司馬斯葛控股有限公司獨立非執行董事。張先生在會計和資本市場有豐富的經驗，曾在1991年8月至1994年3月間，在德勤•關黃陳方會計師行工作，以及於1994年3月至2005年3月在大和證券(香港)有限公司和日亞證券有限公司擔任副總裁及執行副總裁。

林偉芳女士，55歲，於2007年1月加入本公司，任獨立非執行董事。林女士為中國註冊會計師協會會員，林女士於1985年在梅州市教育學院畢業，1991年至1995年分別任職深圳市財政局高級職員及主要職員。於1995年至2006年擔任中國財政部駐深圳市財政監察專員辦事處辦公室的主要職員、辦事處處長及調研員。於1994年10月至1997年2月在廣東省委院校就讀經濟管理專業。

### 高級管理人員

朱健宏先生，42歲，於2006年加盟本集團，並為本公司之公司秘書及合資格會計師。朱先生於企業財務、審核、會計及稅務方面擁有逾19年經驗。彼為本公司財務總監兼公司秘書，負責本集團的企業財務、財務申報及合規及公司秘書事宜。朱先生畢業於香港大學，獲頒工商管理碩士學位。朱先生為香港會計師公會及特許公認會計師公會資深會員，亦是英國特許秘書及管理人員公會及香港公司秘書公會會員。

魏海燕女士，31歲，現任本集團副總裁及鴻隆深圳副總經理。魏女士完成清華大學國家CIMS工程技術研究中心信息化管理研究生全部課程。魏女士主要負責本集團行政、人事方面的管理工作。彼於1993年在深圳大學國際金融系畢業，主修國際財務。魏女士在管理方面擁有逾十年的工作經驗。魏女士為廣東省梅州市政協委員。

**Ms. Zhong Lili**, aged 46, joined the Group at the end of 2001 and is currently deputy chief executive of the Group and deputy general manager of Hong Long Shenzhen. She is responsible for the overall legal affairs of the Group. Ms. Zhong graduated from the Southwest University of Political Science and Law (西南政法大學) and obtained a bachelor degree in law in 1984. Ms. Zhong worked at the Policy Research Office of the Department of Justice of Sichuan Province (四川省司法廳政策研究室) in 1984 and she was appointed as a lecturer of the Law School at the Southwest China Institute for Nationalities (西南民族學院) in 1991. Ms Zhong worked as a legal adviser to a company listed on Shenzhen Stock Exchange in 1998 and was appointed as a legal consultant in a state-owned enterprise in 1999. Ms. Zhong has extensive knowledge in PRC legal affairs and approximately 20 years in law practice.

**Mr. Xie Xinhao**, aged 52, joined the Group in 2003 and is deputy chief executive of the Group and financial controller of Hong Long Shenzhen. He is responsible for the financial affairs of the Group. Mr. Xie has many years of experience in finance and accounting practice and in real estate development and management in the PRC. Before joining the Group in 2003, Mr. Xie had worked in a state-owned enterprise and a property developing company.

**Mr. Li Hansheng**, aged 54, joined the Group in 2004. He is currently deputy chief executive of the Group and general manager of Huizhou Yintaida. He is responsible for the overall development matters of Huizhou Yintaida. Mr. Li graduated from the Central China Normal University (華中師範大學) and worked in Shenzhen Property Trading Centre (深圳市房地產交易中心) in 1994. In 2004, Mr. Li joined Hong Long Shenzhen which appointed him as the general manager of Huizhou Yintaida, an operating subsidiary under Hong Long Shenzhen. Mr. Li has many years experience in the sale of real estate in Shenzhen.

**Mr. Cao Yongfeng**, aged 33, joined the Group in 2003. He is the deputy chief controller of the construction division of Hong Long Shenzhen and is responsible for overseeing the construction works of the Group's property development projects. Mr. Cao was technical supervisor for a large construction engineering company from 1997 to 2000. He has over 8 years experience in property development. Mr. Cao graduated from (the School of Architecture of Chang Sha Railway University) in 1997.

**Mr. Chen Liangman**, aged 40, joined the Group in 2002. He is the Group's sales director and is responsible for the overall sales affairs of the Group. Mr. Chen graduated from (Jiangsu Chemical Engineering College) in 1990. In 1997, Mr. Chen was an officer of the trading department in 中聯房地產公司(Zhonglian Properties Company) and a sales manager in 景河田實業(Jinghetian Industrial Company), both companies are located in Shenzhen. Mr. Chen joined the Group in 2002 as sales manager.

仲力立女士，46歲，於2001年底加入本集團，現任本集團副總裁及鴻隆深圳副總經理。彼負責本集團的整體法律事務。仲女士於1984年畢業於西南政法大學，獲授法學學士學位。1984年，彼於四川省司法廳政策研究室工作，1991年調任西南民族學院法學院任講師。於1998年，仲女士擔任一家於深圳證券交易所上市的公司法律顧問，並於1999年獲委任為一家國有企業的法律顧問。仲女士擁有廣泛中國法律事務知識及約20年的實務經驗。

謝新浩先生，52歲，於2003年加入本集團，現任本集團副總裁及鴻隆深圳財務總監。彼負責本集團的財務工作。謝先生於金融及會計執業方面以及中國房地產開發及管理方面擁有多年經驗。於2003年加入本集團前，謝先生曾受聘於一家國有企業及一家房地產開發公司。

李漢生先生，54歲，於2004年加入本集團，現任本集團副總裁並任惠州銀泰達任總經理。彼負責惠州銀泰達的整體開發工作。李先生畢業於華中師範大學，於1994年在深圳市房地產交易中心工作。於2004年，李先生加入鴻隆深圳，被公司派駐擔任旗下經營附屬公司惠州銀泰達總經理職務。李先生於深圳房地產銷售領域擁有多年經驗。

曹永峰先生，33歲，於2003年加入本集團，現擔任鴻隆深圳的工程部副總監並負責監管本集團房地產開發項目的建築工程管理工作。曹先生於1997年至2000年在一家大型建設工程公司擔任技術主管。彼於房地產開發行業擁有逾8年經驗。曹先生於1997年畢業於長沙鐵道學院建築工程專業。

陳良滿先生，40歲，於2002年加入本集團，並為本集團的銷售總監。彼負責本集團的整體銷售事務。於1990年，陳先生於江蘇化工學院畢業。於1997年，陳先生擔任中聯房地產公司及景河田實業的交易部主任。該兩間公司均位於深圳市。陳先生於2002年加入本集團擔任銷售經理。