



Xiao Li

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PRACTICE AREAS

- Structured finance and asset-backed securitization
- Real estate and infrastructure
- Mergers and acquisitions

PROFESSIONAL EXPERIENCE

Prior to joining Han Kun, Mr. Li was a senior associate in the Beijing office of King & Wood Mallesons. His major practice areas include real estate investment trusts, asset securitization, infrastructure and public-private partnerships, real estate, mergers and acquisitions, and investment and financing.

Structured financing and asset securitization

Mr. Li has long engaged in legal practice and research related to structured financing products, real estate investment trusts, and asset securitization.

He has developed expertise in asset securitization, which includes projects covering nearly all types of major products issued on exchanges and the Inter-bank Market, e.g. quasi-REITs, CMBS, ABS, ABN, CMBN and other structured financing products. His work in asset securitization includes conducting due diligence investigations, assisting in structuring transactions, assisting in asset restructuring, drafting legal documents, providing PRC legal opinions, and assisting to communicate with regulators.

Infrastructure and PPP

Mr. Li has extensive experience in infrastructure and public-private partnerships and has provided legal services for wastewater treatment plants, water supply plants, new urban developments, rail transit projects, highway, environmental protection projects, and garbage disposal projects.

Structures in these transactions have included joint development, build-operate-transfer, public-private partnership, equity financing, and asset restructuring. He has represented various levels of government agencies, state-owned enterprises, foreign investors, investment banks, and domestic and private companies, etc.

Real estate, mergers and acquisitions, investment and financing

Mr. Li has extensive experience in real estate. He has provided legal services to state-owned and private real estate companies. Mr. Li has participated in dozens of real estate M&A projects and bulk property transaction projects, participated in a number of structured financing projects in real

estate, and is familiar with equity investment, debt financing, mezzanine financing, and real estate trust business.

EDUCATION

Mr. Li obtained his master's degree in Law from China University of Political Science and Law. Prior to that, Mr. Li graduated with a bachelor's degree in Law from Tianjin University.

QUALIFICATIONS

Member of the PRC Bar

WORKING LANGUAGES

Chinese, English



李小

北京

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业务领域

- 结构化金融和资产证券化
- 房地产和基础设施
- 兼并和收购

工作经历

在加入汉坤之前，李小律师曾在北京市金杜律师事务所（担任资深律师）。李小律师的主要执业领域为 REITs、资产证券化，基础设施及 PPP，房地产，收并购及投融资。

结构化金融及资产证券化。李小律师长期从事结构化金融产品、REITs 及资产证券化方面的法律实践与研究，深耕于资产证券化领域多年，主办或参与的金融产品项目涵盖了交易所市场、银行间市场、等发行的主流品种，如交易所发行的类 REITs 产品、CMBS 产品、ABS 产品等结构化融资产品，银行间市场的 ABN 产品、CMBN 产品等，涉及市场诸多“首单”创新项目。李小律师所提供的法律服务包括法律尽职调查、产品方案设计和论证、资产重组、交易文件起草、法律意见书出具、协助沟通监管部门等。

基础设施及 PPP。李小律师在基础设施及 PPP 领域拥有丰富的执业经验，提供的法律服务涉及污水处理厂、自来水厂、城市新区开发、轨道交通、高速公路、环境保护、垃圾处理等项目；交易模式包括合作开发、BOT、PPP、股权融资、资产重组；服务过的客户包括各级地方政府机构，各类国有企业、民营企业，各类行业投资人和财务投资人。

房地产收并购及投融资。李小律师在房地产领域拥有丰富的法律服务经验，参与了数十个房地产并购项目、大宗物业交易项目，并曾参与多个房地产领域的结构化融资项目，熟悉房地产项目的股权投资、债权融资和夹层融资，以及房地产信托业务。

教育背景

李小律师毕业于天津大学，获得法学学士学位；后毕业于中国政法大学，获法学硕士学位。

执业资格

中华人民共和国律师执业资格

工作语言

中文、英文