

# Qin Qingfang

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**Position:** Senior Partner

**Business:** Real Estate and Infrastructure Corporate and Compliance Civil and Commercial Litigation and Arbitration

**Language:** Chinese

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## Working experience

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Lawyer Qin Qingfang has been engaged in legal services since 1991. She formally joined the King & Capital Law Firm in 1998, and focuses on the legal practice of real estate development and construction work for more than 20 years. She is good at providing clients with full scope of non-litigation and litigation legal services including the state-owned land acquisition and collective-owned land utilization, expropriation & demolition and compensation & rehousing, bidding, project design and the employment of foreign designers, general contracting construction, whole-process entrusted construction management, supervision and cost consulting, sales and transfer, property management, commercial real estate purchase & investment and leasing, hospitality management and technical services, as well as due diligence of construction project investment and financing, mergers and acquisitions and transaction structure design. In terms of companies and compliance management, she has served several state-owned enterprises under the China Aerospace Science and Industry Corporation for many years, accumulating abundant experience in legal services for the compliance management of state-owned enterprises. In terms of banking and financial industry, she has provided legal services for China Development Bank Headquarters, China CITIC Bank Headquarters, Hua Xia Bank Beijing Branch, Harbin Bank, Harbin Bank Consumer Finance Co., Ltd., Union Asset Management Corporation, Cinda Investment Co., Ltd., etc., and is familiar with various businesses such as loan review, daily contract review of bank, legal risk prevention of wealth management business, aircraft financial leasing and entrusted management, legal review of financial and banking business, legal review of important loan credit project of BOT and PPP, non-performing asset collection and disposal, insurance fund utilization and supervision, etc. In terms of bankruptcy and reorganization, she has undertaken some bankruptcy and reorganization projects that have significant domestic influence, including the projects of Land Top Technology, Haixin Steel, Dongbei Special Steel, NJTC, Yunnan Coal Chemical Industry and Luoyang Yanguang Thermal Power. Since 2002, she has undertaken a large number of litigation and non-litigation businesses for production and distribution of films, TV series and musicals, concert hosting, new media operations, accumulating professional expertise in intellectual property protection in the cultural media industry. Proficient in artist brokerage, endorsement, publishing, authorization and various media cooperative contract, she provided professional legal services for Wang Feng, Yuan Quan, Xia Yu, Tong Yao, etc. In terms of major civil and commercial litigation and arbitration, she represented difficult cases in the transfer and acquisition of mining rights, such as the arbitration disputes of the foreign capital mergers and acquisitions of Alright Enterprises Limited and Inner Mongolia Changqing Coal Distribution Co., Ltd. involving Inner Mongolia Selian No. 2 Coalfield, joint infringement of creditor's rights by a third party, and disputes over mining rights transfer contracts involving Guizhou Xiaozizi Coal Mine, etc.

Before joining the law firm, Lawyer Qin Qingfang used to work in party and government organizations to engage in family law affairs on the protection of the rights and interests of women and minors.

## Work performance

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### Banking and finance

Legal adviser (on retainer) of China CITIC Bank Headquarters and China CITIC Bank Beijing Branch

Legal adviser (on retainer) of China CITIC Bank Asset Management Business Center

Legal adviser (on retainer) of China Development Bank

Comprehensive legal adviser of Hua Xia Bank Beijing Branch  
Legal adviser (on retainer) of Harbin Bank Consumer Finance Co., Ltd.

### **Real estate and construction work**

The whole process service project of the constructions of Harbin Bank Headquarters Building and Songbei Data Center  
Conservation and renovation project of Beijing Qianmen Street and East Section  
The whole process service project of Beijing Xiaguangli financial plot construction  
The cooperation project of collective-owned land rental housing of a central enterprise  
Bank's targeted purchase of CITIC Tower plot property  
Equity and real estate transfer project of Sanlitun 3•3  
Real estate cooperation project of State Power Investment Corporation North China Branch  
Land use right acquisition project of the Logistics Center of People's Education Press  
Special legal service project for house purchase of Ningsuan Technology Corporation

### **Companies and compliance**

Legal adviser (on retainer) of Service Center for Administrative Organs of the Supreme People's Court of PRC  
Legal adviser (on retainer) of Beijing Aerospace Changfeng Co., Ltd. (listed company)  
Legal adviser (on retainer) of Beijing Aisino Corporation Limited (listed company) Zhuozhou Branch  
Legal adviser (on retainer) of Beijing Shougang Cold-rolled Sheet Co., Ltd.  
Legal adviser (on retainer) of Xinyi Shidai Fengjing Music Studio  
Legal adviser (on retainer) of Beijing Zhaoquanying Zhaofeng Industrial Development Center  
Legal adviser (on retainer) of Beijing Jiahejiamei Home Furnishing Market Co., Ltd.  
Legal adviser (on retainer) of Beijing Lize Jindu Technology Development Co., Ltd. (Beijing Lize Financial Business District)  
Special legal affairs for criminal and civil cross-risk disposal of over one billion financial management funds of a listed company in Shandong  
Legal risk prevention and control project of Beijing Hyundai Capital

### **Investment, mergers and acquisitions, restructuring, system transformation**

Independent supervisor of real estate debt investment plan of Union-Hefei Evergrande Center  
Independent supervisor of debt investment plan of Union-Badachu Tianjin Convention and Exhibition Hotel  
Due diligence of investment projects of Cinda Investment Haikou Center, Haiyu Yanguang Real Estate  
Due diligence and transaction structure documents for the investment project of Dachen Village shanty renovation in Zhengdong New District, Zhengzhou  
The issuance of medium-term notes in China's inter-bank bond market by Beijing Tianjie Holding Group Co., Ltd.  
The equity investment project of Aerospace Science & Industry Smart Industry Development Co., Ltd. on Zhejiang Guangxin Intelligent Research Institute Co., Ltd.  
The proposed investment project of Nanjing Chenguang on Guangzhou SAT Co., Ltd. (including the New OTC Market)  
The equity transfer project of China Aerospace Science & Industry Defense Technology Research Institute  
The restructuring project of China Aerospace Industry Supply and Marketing Corporation  
Legal counsel of Aerospace Logistics Company and disposal of state-owned equity of several subsidiaries  
The restructuring project of Beijing Tianjie Holding Group Company

### **Bankruptcy reorganization, liquidation**

The bankruptcy reorganization project of Land Top Technology Co., Ltd. (the second case ruled by Haidian Court to approve the draft reorganization plan)  
The bankruptcy reorganization project of Haixin International Steel Co., Ltd. and Haixin Group Co., Ltd.

### **Film & television, culture, entertainment and media**

Legal adviser (on retainer) of Zhuangli Fengjing Culture Media Co., Ltd.  
Legal adviser (on retainer) of Shanghai Bifeng Yizhu Culture Media Studio (Limited Partnership)  
Legal adviser (on retainer) of Beijing Fengxiang Yuedong Digital Music Culture Communication Co., Ltd.  
Legal adviser (on retainer) of Xinyi Shidai Fengjing Music Studio

Legal adviser (on retainer) of Shanghai Yuyue Culture Media Co., Ltd.

Special legal services for the “Storming” super tour of Wangfeng

Special legal services for the musical Shanghai Beach of Jin Dian Factory (Shanghai) Company Limited

Special legal services for Zhou Bingbing's studio

Special legal services for the film crew of the TV series “Prominent Family”

### **Civil, commercial, criminal litigations and arbitrations**

Sino-foreign joint venture contract dispute between Alright Enterprises Limited and Inner Mongolia Changqing Coal Distribution Co., Ltd. (China International Economic and Trade Arbitration Commission)

Equity transfer dispute case between Fujian Longen Co., Ltd. v. Beijing Guodian Zhongneng Technology Co., Ltd., Zhongnengyuan Power Fuel Co., Ltd., and Tangshan Dongrun Real Estate Development Co., Ltd. (BAC)

The first instance of the dispute over the loan contract between Tangshan Dongrun Real Estate Development Co., Ltd. and Fujian Longen Co., Ltd. (Fujian High Court)

Construction contract dispute of Beijing Aerospace Changfeng Co., Ltd. v. Entry-Exit Border Checkpoint of China Wenzhou Airport

The commercial housing sales contract dispute of Beijing Pro-Sys Scientific Limited v. Beijing Jiebao Real Estate Co., Ltd.

The guarantee contract dispute over the unpaid part of the claim in bankruptcy of China Development Bank Shanxi Branch v. the guarantor

The second instance of suit of the China Development Bank Yunnan Branch on the execution objection against the seizure of pledged equity (Beijing High Court)

The second instance of the suit on the execution objection of the person not involved in the case of Hua Xia Bank Co., Ltd. Beijing Branch (Beijing High Court)

Dispute over the loan contract of the Yinmachuan Villa Project of Hua Xia Bank Co., Ltd. Beijing Branch

The lawsuit case of the mortgage loan and microcredit collection of Hua Xia Bank

Multiple labor dispute cases between Hua Xia Bank Co., Ltd. Beijing Branch and its employees

Labor dispute case of Panasonic Corporation of China

Resource-forestry administrative penalty hearing case (administrative proceeding) of Fangshan District Gardening and Greening Bureau and Beijing Ubo Runhong Tourism Development Co., Ltd.

Collective-owned land contract dispute case of Shunyi Qiansangyuan

The bribery case of a state-owned enterprise

The corruption case of Zong X

### **Copyright protection**

The dispute case over copyright ownership of the movie Life Express

The dispute over the copyright license contract for the TV series “Spring Comes with the First Month of the Lunar Year”

The dispute case over the contract of script creation entrusted by screenwriter

The dispute case over Super Girl audiovisual copyright license contract

The disputes over the dissolution of spokesperson contracts and brokerage contracts

The dispute over the host contract of The Northern and Southern Comedy Stars

The case of infringement of reputation right of Wang Feng v. Zhuo Wei

The case of infringement of portraiture right and right of name of Wang Feng v. Ding Yong

### **Social duties**

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Member of the Real Estate Professional Committee of Beijing Lawyers Association

Member of China Law Society

Adjunct Professor of School of Law, China University of Political Science and Law

### **Honors**

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Awardee of the Outstanding Party Worker of Beijing lawyer industry in 2020

Awardee of the 2018-2019 Outstanding Party Worker of Beijing lawyer industry in 2019

Awardee of the 2017-2018 Outstanding Party Worker of Beijing lawyer industry in 2018

Awardee of the Outstanding Party Worker of Chaoyang District and the Outstanding Party Worker of Beijing lawyer industry in 2016  
Awardee of the Outstanding Member of the Communist Party of Beijing Chaoyang District Lawyers Association in 2015  
Awardee of the Outstanding Party Worker of Beijing Chaoyang District in 2014  
Received the title of "Beijing Outstanding Real Estate Lawyer" in 2013  
Awardee of the Advanced Individual in Competing for Excellence Activity of the Beijing lawyer industry of Beijing Municipal Bureau of Justice and Beijing Lawyers Association  
Awardee of the Outstanding Party Member of Beijing in 2012  
Awardee of the Party Member Lawyer Model in Competing for Excellence Activity of Ministry of Justice in 2011  
Awardee of the Outstanding Lawyer of Beijing Municipal Bureau of Justice and Beijing Lawyers Association in 2010  
Several times of awardee of the Outstanding Member of the Communist Party and Outstanding Party Worker of Beijing Chaoyang District since 2008

## Educational background

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Lawyer Qin Qingfang graduated from the Law Department of China University of Political Science and Law with a Bachelor of Laws in 1991