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**Jin Zhou Partner**

**Expertise：****PE Funds, Securities & Finance, Investment & M&A, Non-performing assets & Corporate Distress Resolution**

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**Areas of Practice**

Ms. Zhou Jin has dedicated 12 years to specializing in PE funds, securities & finance, investment & M&A, non-performing assets & corporate distress resolution. She has deeply engaged in high-complexity transactions within the financial and real estate sectors, providing diversified, full-cycle legal services to investors, developers, and asset managers in the market.

In PE Funds, Securities & Finance: Ms. Zhou Jin possesses extensive practical experience in PE funds, asset-backed securities, domestic and international bonds, trust products, and insurance capital utilization. She has provided legal services for due diligence, structure design, drafting and negotiation of transaction documents, product establishment/issuance, investment, post-investment management, and exit strategies across multiple projects involving private funds, quasi-REITs, ABN, ABS, MTN, PPN, corporate bonds, Panda bonds, USD-denominated bonds, trust products, and insurance financial products.

In Investment & M&A: Ms. Zhou Jin has substantial expertise in equity investments, real estate M&A, joint development, corporate governance, and investment exits. She serves renowned real estate companies, financial institutions, internet enterprises, and private funds, covering diverse property types including residential, commercial, office, logistics, industrial, tourism, hospitality, cinemas, and cultural assets.

In Non-performing Assets & Corporate Distress Resolution: Ms. Zhou Jin excels in bankruptcy/reorganization, non-performing asset acquisitions, debt restructuring, asset revitalization and property renovation. She provides litigation/bankruptcy representation, transaction structure design, negotiation/settlement, transaction document drafting, post-investment management, and asset disposal services for complex distressed assets, empowering clients to achieve asset appreciation and risk mitigation.

**Education background**

* Graduated from the Renmin University of China Law School in 2013 with Master of Law degree
* Graduated from the Renmin University of China Law School in 2011 with Bachelor of Law degree

**Work Experience**

* 2013-2016, Associate, Beijing Junzejun Law Firm
* 2016-2025, Senior Associate, Beijing Zhonglun Law Firm
* 2025 to present, Partner, Chance Bridge Law Firm

**Representative Matters**

**PE Funds, Securities & Finance**

1. Provided legal services to Shenzhen Capital Group on Suzhou Industrial Park Industrial Carrier Fund setup and investments.
2. Provided legal services to New China Life Insurance for establishing real estate funds with Dajia Insurance, CITIC Goldstone, and Vanke for acquiring Vanke rental housing projects.
3. Provided legal services to Future Science City Fund in establishing Beijing Future StarTech Venture Fund and co-establishing an industrial investment fund with Guoxin Hongsheng.
4. Provided legal services to Zhonghai Shengrong on fund formation and collaboration with Shimao for acquiring and developing Beijing Workers’ Stadium Apartment Project No. 3.
5. Provided legal services for private fund manager registrations (e.g., Beijing Cultural Investment, CITIC Real Estate, Shanghai Zhongcheng Glory).
6. Provided legal services for the issuance of "Shenzhen Venture Capital Anju Group Talent Rental Housing Asset Support Special Plan", China's first REITs project based on affordable rental housing for young talents, which is regarded as an important innovative practice to promote the securitization of housing rental assets, with a shelf size of CNY 20 billion.
7. Assisted China Resources in issuing consolidated ABN.
8. Assisted Issuers on CMBS issuance for Beijing Chaoyang HeSheng Hui, Tianjin HeSheng Tower, and Jinhui Tower.
9. Assisted Issuers on ABS issuance for property fees (Hopson Development) and leasing receivables (Cornerstone International Leasing).
10. Assisted a Hong Kong subsidiary of chinese central state-owned enterprise (Zijing International) on Panda bond issuance.
11. Assisted Joy City Holdings on MTN issuance.
12. Assisted Beijing Infrastructure Investment Co. (Beijing Metro Group) on USD bonds, MTNs, CPs, and private bonds issuance.
13. Provided legal services for trust plans (e.g., Huarong Trust, CITIC Trust, Minsheng Trust).

**Investment & M&A**

1. Represented an enterprise in the acquisition of the approximately 400,000-square-meter Beijing Zhongkun Plaza, services covering distressed real estate transactions, financing, acquisition of non-performing debts, stores entrusted by the owners to others for their operation, and property renovation.
2. Advised Cheung Kong Graduate School of Business on acquiring Beijing New Horizon Business Building (Beijing Second Ring Road).
3. Represented ByteDance in its acquisition of the approximately 195,000-square-meter Shanghai Yangpu office held by Tishman Speyer and Shanghai City Investment, services covering foreign investment in real estate, transfer of state-owned assets, and construction project management.
4. Advised Century Golden Resources on acquiring distressed real estate projects in Beijing and Guangzhou from Modern Land.
5. Provided legal due diligence services for Sino-Ocean Group's acquisition of 70% equity interest in Red Star Real Estate Group, a big-ticket cross-border transaction where the controlling shareholders of both parties were listed on the Hong Kong Stock Exchange, and the legal due diligence involved a great number of real estate subsidiaries.
6. Provided legal due diligence services for Sino-Ocean Pension's acquisition of HNA's pension asset package project, which involved property ownership verification, pension service industry operation, and major asset transactions of listed companies.
7. Provided legal services for Sino-Ocean Land's acquisition of projects in Zhengzhou, Nanjing, Beijing, Kunming, Taiyuan, Changchun, Chengdu, Xi'an, etc.
8. Provided legal services for LongjiTaihe's acquisition of real estate projects in Hebei, Jiangsu, Chengdu, Xi'an, Sichuan, Chongqing, etc.
9. Advised Sina on acquiring projects in Hainan and land acquisition for Hangzhou Smart Valley.
10. Advised Xiaomi and Tencent subsidiaries on industrial land acquisitions.

**Non-performing assets & Corporate Distress Resolution**

1. Advised Minmetals Land on corporate restructuring for Evergrande’s Foshan project and Sunac’s Beijing project.
2. Advised CreditEase Wealth on debt restructuring and revitalization of real estate projects in Tianjin, Changsha, Zhangjiajie, Taiyuan, and Mudanjiang.
3. Represented Zhuhai Zhongrui Zhaoyang in dispute resolution, debt restructuring, and recovery for Sansheng Group’s Foshan project.
4. Advised Huaneng Guicheng Trust as a creditor in consolidated bankruptcy reorganization of a Beijing real estate developer and its parent company.
5. Advised Huaneng Guicheng Trust in acquiring a Hangzhou construction project via judicial auction.
6. Advised Xinye Equity Investment Management on bankruptcy reorganization of a Kunming real estate developer.
7. Advised Oriental Asset Management on non-performing debt acquisitions (e.g., Shanhai Art, Zhongkun Group).
8. Advised Hainan New World Group on acquiring distressed real estate debt.
9. Advised CICC on post-default management, disposal, and liquidation of a financial product.
10. Drafted legal risk guidelines for non-performing assets for Vanke.

**Language**

Chinese, English