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GLOBAL LAW OFFICE

Liang, Xiao

Beijing

Real Estate & Construction | Corporate / Merger & Acquisition | Capital Market | Private Equity & Investment Funds | Energy & Mining



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Practice Areas

Xiao Liang is a partner based in the Beijing office of Global Law Office, specializing in M&A, real estate funds, asset management, REITs and other asset securitization businesses in the real estate and infrastructure sectors.

In the real estate and infrastructure M&A area, Xiao Liang provides full-process legal services covering the establishment and filing of real estate funds, underlying equity/asset acquisition and restructuring, closing and post-closing management, and project exit. His recent representative projects include: the acquisition of 48 Wanda Plazas in Dalian by Tencent, JD.com, PAG, Gaohe Capital and Sunshine Insurance; the asset review and sorting project for Vanke Group and all its subsidiaries conducted for Shenzhen Metro Group and Shenzhen state-owned capital; the establishment of a RMB10 billion equity investment fund by CICC Capital and New China Life Insurance to acquire a portfolio of more than ten Wanda Plaza projects; the establishment of equity investment funds by CITIC Jinshi Capital together with Taikang Life, China Post Life and other investors to acquire Shenzhen Longgang Vanke Plaza and Beijing Jiugong Vanke Plaza; the establishment of a fund by CITIC Jinshi Capital together with AIA Life and Manulife-Sinochem to acquire the Shanghai Songjiang affordable rental housing project and, in a second fund, affordable rental housing projects in multiple cities; the establishment of an equity investment fund by CICC Capital to acquire the Guangzhou Huacheng Industrial Park; and ByteDance's acquisitions of Zhongkun Plaza and the Tishman Speyer office project in Yangpu, Shanghai.

In the area of public REITs as well as inter-institutional REITs, Xiao Liang, as lead counsel, has assisted China Resources Consumer REIT, China Resources Youchao REIT, Shandong Hi-Speed REIT, Shenzhen Expressway REIT, Guangzhou Guanghe REIT, Zhangjiang Industrial Park REIT, Suzhou Industrial Park REIT and Shanghai-Hangzhou-Ningbo Expressway REIT, among others, in obtaining approval and listing, and is currently providing legal services for the filing of multiple infrastructure REITs, commercial real estate REITs and inter-institutional REITs projects, covering commercial real estate, data centers, industrial parks, warehousing and logistics, expressways and new energy.

In the area of quasi-REITs and CMBS/ABS/CMBN/ABN and other real estate financing and asset management products, Xiao Liang has also led and participated in the issuance of multiple quasi-REIT projects, including the Gezhouba Neisui quasi-REIT (stock exchange), the Huaneng Anyuan Power Plant and Luoyuan Power Plant quasi-REITs (interbank market), the Huaneng Shandong Laiwu, Hubei and Yantai Bajiao quasi-REITs (stock exchange), and the SPIC Jiangxi quasi-REIT (stock exchange), as well as securitization projects such as the Beijing Hopson One CMBS and the Guangzhou Pearl River Tower CMBS. He has also provided trust investment and financing legal services to Huaneng Trust and CITIC Trust for many years.

In addition, Xiao Liang has provided day-to-day legal services, including contract review and issuance of legal opinions, to clients such as Beike, CMB (Zhaoyin), Bitmain, Oracle, IKEA, Beijing Culture Investment Holding Group, CRRC, Longfor, Bilangwan Elderly Care and Sino-Ocean Elderly Care.

Work Experience

2026 - Present Global Law Office (Beijing)
2020 - 2026 Han Kun Law Offices (Shenzhen)
2016 - 2020 Zhong Lun Law Firm (Beijing)

Admission

Admitted in the PRC

Admitted in the State of New York, USA
Fund Practitioner Qualification

Education

University of California, Los Angeles (UCLA), LL.M.
China University of Political Science and Law, LL.B.

Associations and Memberships

Member of the REITs Expert Review Panel of the Shenzhen Municipal Development and Reform Commission

Languages

Chinese，English