



Dion K. Y. Yu

Partner

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Overview

Banks, financial institutions, credit providers, corporations and private equity firms rely on Dion Yu for counsel on banking finance transactions such as bilateral loans, syndicated secured loan financing, and mezzanine financing. For example, Dion advises on:

- Loan financing involving Real Estate Investment Trusts (REIT)
- Event-driven shares and assets acquisition financing, at both the senior level and the mezzanine level
- Pre-IPO financing
- Development financing involving residential, hotel and commercial development and other specialised investment projects, including private sector developments, MTRC residential development projects, URA revitalisation projects, development and conversion of data centres, and development of purpose- built medical towers
- Cross-border financing involving PRC assets (including commercial properties, data centres and logistic centres), UK assets (including large-scale hotel and residential development) and assets in other jurisdictions
- Debt restructuring work, including distressed debt, asset disposal and credit enhancement
- Green, Sustainability-Linked and Social Loan financing.

Dion also delivers seminars and hosts panel discussions with banks, financial institutions, and industry groups (including APLMA) on ESG financings.

Experience

Advised:

- A syndicate of lenders on the HK\$7.5 billion secured sustainability-linked term and revolving loan facilities involving the hotel portfolio of Langham Hospitality Investments, which is the first syndicated secured sustainability-linked loan in the Asian hospitality sector.
- A leading Japanese bank and a syndicate of lenders in the US\$500 million dual-currency syndicated social loan facilities to China Gas Capital Management Limited, which is the first syndicated social loan in the Greater China region.
- A club of lenders in, and the subsequent syndication of, the HK\$1 billion secured loan facilities to a joint venture comprising of listed corporations and private equity in the acquisition and subsequent development of a purpose-built medical tower in Hong Kong.
- A club of lenders in the secured loan financing of the acquisition of a commercial development by a regional asset manager.
- A regional bank in the secured loan financing for the acquisition of a commercial property by a regional private equity fund and its conversion into a purpose-built medical tower in Hong Kong, and the subsequent debt push down and restructuring of the loan financing.
- A regional bank in the secured loan financing for the acquisition of an industrial building by an APAC logistic company for the subsequent data centre conversions.
- A club of lenders in the secured loan financing to a region conglomerate secured on a newly built data centre in Hong Kong.
- A club of lenders in the secured loan financing to a joint venture consortium for the development of the Grand Victoria residential project, and the subsequent reshuffling and disposal of the stake in the Grand Victoria project by and amongst relevant joint venture partners.
- A club of lenders in the HK\$2.6 billion secured loan financing for the development of the Regala Skycity Hotel, and the subsequent HK\$5 billion green loan facilities financing the operation of the Regala Skycity Hotel.
- A syndicate of lenders on the HK\$7.2 billion secured loan financing to a joint venture consortium for the MTRC residential development project in Kam Sheung Road Station.
- A syndicate of lenders on the HK\$7.6 billion secured green loan financing to a property developer for the MTRC residential development project in Ho Man Tin Station.
- A syndicate of lenders on the HK\$6.8 billion secured loan financing for the listing of share stapled units of Langham Hospitality Investments and Langham Hospitality Investments Limited on the main board of The Stock Exchange of Hong Kong.
- A syndicate of lenders on the HK\$5.5 billion and HK\$5.8 billion secured loan financing to Champion REIT in relation to Champion REIT's commercial property portfolio in Hong Kong.
- A syndicate of lenders on the HK\$4.8 billion secured loan financing to Regal REIT in relation to Regal REIT's hotel property portfolio in Hong Kong.

- A syndicate of lenders on the HK\$2.5 billion secured loan financing to Prosperity REIT in relation to Prosperity REIT's existing commercial property portfolio.
- A syndicate of lenders on the HK\$9.5 billion secured loan financing to a property developer in Hong Kong for the MTRC residential and commercial development project in LOHAS Park
- A club of lenders on the HK\$720 million secured loan financing to a property developer in Hong Kong for the Urban Renewal Authority residential development project.
- A club of lenders on the HK\$3 billion secured loan financing to a property developer for a 5-star hotel development project in Macau.
- A facility agent and the security trustee as their lead counsel on the US\$269 million secured loan financing for the purpose of, inter alia, financing or refinancing the acquisition cost of the freehold land lying to the south of Nine Elms Lane, London, and the construction costs of the development.
- A leading regional bank as its lead counsel in respect of HK\$273 million and US\$106 million dual currency term loan facilities to Zhenro Properties Group Limited as borrower, for the purpose refinancing senior notes of the borrower and other existing financial indebtedness of the group.
- A leading regional bank and a syndicate of financial institutions in the development financing involving a joint venture consortium formed by key real estate developers including Sino Land, K. Wah, Wheelock, Shimao and SEA for the major residential development project in Cheung Sha Wan, Hong Kong.

Recognition

- Up and Coming – Banking & Finance: Hong Kong-based (International Firms), China – *Chambers Greater China Region*
- Up and Coming – Banking & Finance: Hong Kong-based (International Firms), China – *Chambers Global*
- Highly Regarded – Leveraged Finance, Hong Kong – *IFLR1000*
- Highly Regarded – Banking and Finance, Hong Kong – *IFLR1000*
- A “Rising Star Partner” in Banking and Finance, Hong Kong – *IFLR1000*
- Recommended for Banking and Finance, Hong Kong – *The Legal 500 Asia Pacific*
- “Dion Yu and his team have demonstrated a deep understanding of the banking and finance sector in Hong Kong. They are reliable, efficient and always act in our best interests.” – *Chambers Greater China Region*
- “Dion is very experienced. He is incredibly responsive, whenever and wherever.” – *Chambers Greater China Region*
- “I have always found Dion to be highly responsive, commercially-minded and technically strong. His advice is clear, practical and tailored to our needs.” – *Chambers Greater China Region*

Qualifications

Education

- University College London (University of London), LLM
- The University of Hong Kong, PCLL
- University of Nottingham, LLB

Admissions

- Hong Kong

Languages

- Cantonese
- English
- Mandarin

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- Hong Kong – Banking on a sustainable future, 13 May 2025
- The Legal 500 Lending & Secured Finance Country Comparative Guide 2024 – Hong Kong chapter, 28 March 2025
- The Legal 500 Lending & Secured Finance Country Comparative Guide 2023 – Hong Kong chapter, 28 March 2025
- In-Depth Sustainable Finance Law Edition 3 – Hong Kong chapter, 13 March 2025
- JSM represents Hong Kong's Urban Renewal Authority in its inaugural HK\$13 billion syndicated term loan and revolving credit facilities, 21 January 2025
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- Key updates of green, social and sustainability-linked loan principles, 24 March 2023
- The way forward in green and sustainable financing in Hong Kong – a reflection from the 2023-24 budget, 9 March 2023
- China: New foreign debt regulation regime takes effect on 10 February 2023, 12 January 2023