Ricky C. W. Yiu

Partner

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Overview

Clients look to Ricky Yiu for advice on real estate and development projects in Hong Kong, the PRC and Macau in all stages of the real estate investment cycle, including:

- Acquisition
- Financing
- Mergers and acquisitions
- Joint ventures
- Disposals

Ricky also advises hotel owners and operators internationally on the drafting and negotiation of hotel management and related agreements in the Asia Pacific region. He speaks English, Cantonese and Putonghua. Clients served by Ricky include Gaw Capital Partners, Schroders Capital, TPG Angelo Gordon, Wang On Properties. Limited, and National Electronics Holdings Limited.

Experience

Represented:

- Schroders Capital, the joint venture partner of Gaw Capital, in the HK$9.845 billion acquisition of Cityplaza One, a Grade-A 21-storey office building with a gross floor area of 628,785 square feet on No. 1111 King's Road, Taikoo Shing, Hong Kong.

- A private equity real estate fund in the HK$15 billion acquisition of 49 percent (with a view to a top-up by an additional 16%) of the equity interest of the purchaser entity, Henglilong Investments Limited, in relation to its acquisition of the office/commercial/car parking units at Cityplaza 3 and Cityplaza 4, Quarry Bay, Hong Kong, from Swire Properties Limited
- CIFI Holdings and Wang On Properties in the HK$1.88 billion acquisition of two commercial buildings on No. 101 and No. 111 King's Road, North Point, Hong Kong. No. 101 King's Road is a 26-storey commercial building previously known as Sing Pao Building acquired for HK$1.7 billion, while No. 111 King's Road is a commercial building with an open car park acquired for HK$180 million.

- TPG Angelo Gordon and Wang On Properties in the acquisition of the 695-room Pentahotel Hong Kong at HK$2 billion and advising on hotel operation matters.
- A joint venture company between a foreign investment corporation and Pioneer Global Group Limited, in the US$938 million purchase of InterContinental Hong Kong (the Hotel) by way of share acquisition from the Hotel's original owner and management company, InterContinental Hotels & Resorts Group.
- China Life Insurance (Overseas) Co. Limited on the HK$5.85 billion partial purchase of One HarbourGate from Wheelock Properties. China Life Insurance acquired the West Tower and West Villa together with 218 private car parking spaces and 11 motor cycle parking spaces of One HarbourGate. The acquired property will become the headquarters of China Life Insurance's overseas investment arm.
- A joint venture company between two private equity real estate funds in the HK$1.65 billion disposal of Kian Dai Industrial Building at Nos. 73 and 75 Hung To Road, Kwun Tong, by way of sale of an offshore BVI company, which owns the property holding Hong Kong company.
- A joint venture company between a listed company and a private equity real estate fund in the HK$1.825 billion acquisition of properties at No. 8-12 Peak Road, Hong Kong, by way of acquisition of certain offshore intermediate holding companies and also represented the private equity real estate fund in the establishment of the joint venture company for the acquisition of the said properties.
- National Electronics Holdings Limited in the disposal of 50% interest in the residential redevelopment site at No. 45 Tai Tam Road to Malibu Development Holdings Limited, which is a special purpose vehicle owned by an unrelated private equity real estate fund. The agreed value of the land cost of No. 45 Tai Tam Road is about HK$1.582 billion.
- Hong Kong Science and Technology Parks Corporation on its land grant with the government, the inception of the Hong Kong Science Park, the leasing structure and other real estate and management issues.

- Other engagements include:

- Acted and approved titles of more than 80 different properties for The Link Real Estate Investment Trust (the "Link REIT") in connection with the Hong Kong Housing Authority's plans to divest its retail and car parking operations and

facilities into the Link REIT.

Recognition

- Notable Practitioner - Real Estate, Hong Kong - *IFLR1000*
- Notable Practitioner - Banking and Finance, Hong Kong - *IFLR1000*
- Leading Individual - Real Estate (International Firms), China - *Chambers Greater China Region*
- Leading Individual - Real Estate (International Firms), China - *Chambers Asia Pacific*

Qualifications

Education

- Manchester Metropolitan University, LSF
- Manchester Metropolitan University, CPE
- The Chinese University of Hong Kong, BSocSc

Admissions

- Hong Kong

Languages

- Cantonese
- English
- Mandarin

Professional & community involvement

- Member, Law Society of Hong Kong
- Member, Hong Kong Society of Notaries
- Member, Association of China-Appointed Attesting Officers

Related content

- JSM acts for the Receivers in the disposal of Hotel COZi Oasis for a consideration of HK$953 million, 3 March 2026

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- IFLR1000 2025 ranks JSM in 7 practice groups and recognises 15 individual lawyers, 11 November 2025
- Chambers Greater China Region Guide 2025 ranks JSM in 11 practice areas and recognises 23 lawyers, 17 January 2025
- Is default interest included in calculating the “effective rate of interest” under Hong Kong’s Money Lenders Ordinance?, 2 December 2024
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- Chambers Asia Pacific and Greater China 2024 rank JSM in 18 practice areas and recognise 23 lawyers, 18 January 2024
- IFLR1000 2023 ranks JSM in 17 practice groups and recognises 15 individual lawyers, 14 November 2023
- Chambers Asia Pacific and Greater China 2022 rank 15 JSM practice categories and 18 lawyers, 18 January 2022