

## LEUNG Pui Sze, Prisci

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### Working Experience

- Jun 2015 - Present ***HSL Asset Management (HK) Limited – Property Fund Management, Finance Manager***
- Group member of Hong Kong Shanghai Alliance Holdings Limited (1001.HK), a large trader of reinforcement. It also entered property business in Shanghai, which has the largest profit margin among our property sectors.
  - REIT on Shanghai properties, residential and office building redevelopment
  - Asset deal, equity deal, sell-side, buy-side; Valuation
  - Financial modelling and analysis on different sales, financing, taxation strategies
  - Success in helping directors to get RO license 1,4,9
  - China taxes control planning including LAT and CIT, HK tax planning
  - Fund and management reporting on monthly, quarterly, half-yearly, and yearly basis; group consolidation; HK & PRC GAAP; FP&A; Sensitivity analysis
  - Group and fund budgeting; Financial control, monitoring, solution to top management
  - Financing from banks, liaise with banks' management on the financing structure
  - Cash repatriation, Working capital, Capital expenditure, Cash flow management
  - Compliance fund management, Fund internal control, Fund committee paper
  - Investor relations (IR); Liaise with auditor, lawyer, tax advisor
  - Due Diligence (Financial, tax, legal) on deals (e.g. M&A, disposal)
  - SPV and WOFE set up for better acquisition planning and management
  - Supervised finance team in Shanghai
- Apr 2014 - Oct 2014 ***LFCC Management Ltd. – Equity Fund Management (buy-side), Finance Manager***
- Group member of Luen Fung Commercial Holdings Ltd., an international metal and visionary manufacturing firm, serve for various world famous brands, like Apple and Swiss Watch, with over 15,000 employees
  - Acted as COO and took care of compliance, laws & regulations regarding to SFC
  - Supervised on reporting, equity, credit, FX, derivatives portfolio management
  - Financial analysis and forecasting; Tax planning with new group structure
  - Reviewed and monitored financial analytical reports to top management daily
  - Liaised with ibank brokers & dealers, and auditor; Fund administration & HR works
- Oct 2012 - Mar 2014 ***STUDIO INT. – Equity Fund Management (buy-side), Financial Controller***
- Financial modelling
  - Financial analysis, budgeting, forecasting, cash flow management, tax planning
  - Supervised project management and financial reporting
  - Investment portfolio management on equity, credit, FX, derivatives
  - Compliance & regulations; Dealt with ibank brokers, dealers, auditor, and IRD issues
  - Credit management; Handled all company secretary and internal control matters

- Feb 2010 - Oct 2012     ***PricewaterhouseCoopers Limited – Assurance, Senior Associate***
- Big 4, worldwide firm with around 690 partners and strength of 16,000 people in China, Hong Kong, Singapore and Taiwan area
  - Engaged in annual and interim audit, risk management, IPO, internal control, due diligence, VSA, merger and acquisition engagements for listed companies and large companies in both Hong Kong and Mainland China in various industries
  - Acted as Audit-in-Charge, led teams of 3-10 people on PRC assurance projects
  - Directly reported to partners and managers; Consolidation, scheduling, drafting report
  - Handled multiple projects with a high degree of accuracy and in a timely manner
  - Work under pressure with good quality outcome
  - HK & PRC tax planning
  - Internal control investigation, provided professional advice, judgment and analysis on clients' strategy, development plan, financial performance, accounting policy

- Sept 2007 - Mar 2009     ***SHINEWING (HK) CPA Ltd. – Audit, Staff Accountant II***
- 2nd tier firm with 8 partners, over 2500 staff in China and Hong Kong office
  - Engaged in annual audit, internal control, pre-IPO and VSA projects, and tax reconciliation engagements for listed companies, MID, and SME in various industries
  - Pre-IPO project : 600970.CN Sinoma International Engineering Co. Ltd. – cement
  - Acted as Audit-in-Charge and reviewed subordinates' work
  - Mainly worked in Mainland China and sometimes stayed long; independent

### **Voluntary work**

- 2007 - Present     ***Christian Church of Love Kwun Tong Ltd*** - Community services
- 2006 - 2007     ***City University of Hong Kong*** - Student mentor
- 2002 - 2007     ***Health Education Exhibition and Resource Centre*** - Centre officer

### **Education and Qualification**

- 2013     CPA - Hong Kong Institute of Certified Public Accountants (HKICPA) - Member
- 2004 - 2007     City University of Hong Kong - BBA (Hons) Accountancy  
(Major: Accounting; Minor: Finance)
- 2006     Shanghai Exchange Study Tour (City University of Hong Kong)

### **Languages and Skills**

- Language     Spoken: Cantonese (Native), English and Mandarin (Fluent);  
Written: Chinese (Proficient), English (Fluent)
- Computer     Microsoft Word, Excel (Proficient), PowerPoint (Proficient),  
Oracle, SAP (Good); 60wpm in Chinese typing, 50wpm in English typing
- Finance     PE Fund; REIT; Bloomberg; Equity, Credit, FX market, Derivative instruments; IFRS;  
HK/US/PRC GAAP; HK & PRC tax; HK listing rules; Consolidation; Project accounting