

Kwok Yuen FAN (Terry)

Business and Management Building, 2000 Jintong Road, Tangjiawan, Zhuhai, China

Email: kwokyuenfan@uic.edu.cn | kwokyuenfan@outlook.com

Website: kwokyuenfan.github.io

ACADEMIC APPOINTMENTS

Beijing Normal University - Hong Kong Baptist University United International College	<i>Sep 2023 - present</i>
<i>Assistant Professor of Finance</i>	<i>Zhuhai, China</i>

EDUCATION

The Hong Kong Polytechnic University	<i>Sep 2020 - Aug 2023</i>
<i>Ph.D. Real Estate Economics</i>	<i>Hong Kong, China</i>

Nanyang Technological University	<i>Mar 2023 - May 2023</i>
<i>Visiting Research Student at Nanyang Business School</i>	<i>Singapore</i>

Lancaster University	<i>Oct 2017 - Sep 2018</i>
<i>M.Sc. Advanced Financial Analysis (Distinction)</i>	<i>Lancaster, United Kingdom</i>

The Hang Seng University of Hong Kong	<i>Sep 2012 - Aug 2016</i>
<i>Bachelor of Business Administration</i>	<i>Hong Kong, China</i>

RESEARCH INTERESTS

Sustainability, Fintech, Corporate Finance, Political Economy, Real Estate

RESEARCH

Journal Publications

1. [“The Value of Sustainable Property Management in Real Estate: Evidence from Hong Kong”](#) (with Jianfu Shen, Eddie C.M. Hui and Sik Man Ho)
Journal of Real Estate Research, Forthcoming.
2. [“The Valuation Effect and Consequences of Clawback Adoption in Real Estate Investment Trusts”](#) (with Daoju Peng, Jianfu Shen, Simon Yu Kit Fung, Eddie C.M. Hui)
The Journal of Real Estate Finance and Economics, 2024, 68, 274–317.
3. [“The beta anomaly in the REIT market.”](#) (with Jianfu Shen and Eddie C.M. Hui)
The Journal of Real Estate Finance and Economics, 2021, 63(3), 414-436.
4. [“Did real estate professionals anticipate the 2007-2008 financial crisis? Evidence from insider trading in the REITs.”](#) (with Jianfu Shen, Eddie C.M. Hui)
The Journal of Real Estate Finance and Economics, 63(1), 122-142.

Manuscripts in progress

1. [“Responsible Investing in the Real Estate Investment Trusts”](#) (with Jianfu Shen, Eddie C.M. Hui and Louis T.W. Cheng)
Revise & Resubmit, *International Review of Financial Analysis*

Abstract: This study examines the relationships between the individual components of environmental, social, and governance (ESG) performance and future stock returns of US Real Estate Investment Trusts (REITs). The findings demonstrate a negative association between environmental performance and expected returns, while social

performance shows a positive relationship with future returns. Moreover, the study investigates whether the observed negative (positive) relationship between environmental (social) performance and equity returns can be attributed to the predictability of ESG components on future firm fundamentals or investor preferences towards different ESG components. The results indicate that environmental performance has a detrimental impact on firm fundamentals in REITs, including future profits, external financing, and stock risk. Conversely, social performance exhibits a positive association with future firm fundamentals. Institutional investors do not significantly reduce ownership to REITs with strong environmental performance but increase their ownership of REITs with strong social performance. In summary, this study highlights that the relationship between ESG and equity varies depending on the specific ESG components under consideration.

2. **“Performance Measurability and Air Pollution Control: Evidence from a Quasi-experiment in China”** (with Jianfu Shen, Daoju Peng and Eddie C.M. Hui)

Abstract: This study investigates the effect of performance measurability on local government’s performance in reducing air pollution. Utilizing a difference-in-differences approach (DiD) provided by 2013 Air Pollution Prevention and Control Action Plan in China, this study finds significant and negative effect of performance measurability on PM2.5 concentration. Mechanism analysis finds that the reduction in PM2.5 concentration is more pronounced in (1) cities managed by leaders with stronger political promotion incentives (career concern incentive), and (2) cities with more reliance on central government’s transfer (financial incentive). Further analysis highlights the role of performance measurability eliciting real governmental action towards environmental protection.

3. **“Does integrating environmental protection in cadre evaluation system mitigate the race-to-the-bottom competition? Evidence from industrial land conveyance in China.”** (with Jianfu Shen and Eddie C.M. Hui)

Abstract: This study examines whether the integration of environmental protection into the cadre evaluation system in China has deterred local officials from engaging in race-to-the-bottom competition in the industrial land markets. By analyzing over 250,000 industrial land transactions across 279 cities occurring between 2007 and 2018, this study shows that local officials reduced industrial land prices to attract investment when they confronted major reviews offering potential political promotion, especially from pollution-intensive firms and in regions where local officials compete fiercely for economic performance. By employing a difference-in-differences analysis, race-to-the-bottom competition in land conveyancing was mitigated after 2013, when environmental protection became a criterion of the cadre evaluation system. Furthermore, local officials under greater environmental monitoring pressures are less likely to sell industrial land at lower prices. Due to the reform, the conveyance of industrial land at lower prices is no longer an effective strategy for stimulating economic performance. This study sheds some light on how political evaluation influences resource allocation for environmental quality and economic performance.

4. **“ESG Washing, Materiality and Pillar-mix Strategy: A REIT Perspective”** (with Jianfu Shen, Louis T.W. Cheng, Kalok Chan and Eddie C.M. Hui)
5. **“Lobbying and Fossil Fuel Investment”** (with Jianfu Shen and Eddie C.M. Hui)
6. **“Political hierarchy and corporate environmental governance: Evidence from centralization of environmental administration in China”** (with Xin Chang, Jianfu Shen and Eddie C.M. Hui)
7. **“Developer’s ESG Reputation Concern and Green Building Development”** (with Jianfu Shen, Eddie C.M. Hui and Yan Yee Hung)
8. **“Leverage constraints and financial manipulation”** (with Jianfu Shen)
9. **“Selective ESG Strategies in REITs Performance: A Global Perspective”** (with Lu Yang, Weicheng Lu, Jianfu Shen and Louis T.W. Cheng)

Conferences and Seminars

- 2024 The 11th International Workshop on Regional, Urban, and Spatial Economics in China (Southeast University)
- 2024 Asian Finance Association (AsianFA) Annual Conference (The University of Macau, Macau)
- 2024 AsRES- GCREC & AREUEA Joint International Real Estate Annual Conference (Tsing Hua University)
- 2023 China Real Estate Academic Annual Conference (Zhejiang University of Technology)
- 2023 AsRES-GCREC Joint International Real Estate Conference (Chinese University of Hong Kong, Hong Kong)
- 2022 New Zealand Finance Meeting (Auckland University of Technology)
- 2022 Asian Finance Association (AsianFA) Annual Conference (The Hong Kong Polytechnic University)
- 2022 Coase Institute webworkshop (Online)
- 2020 Academy of International Business Southeast Asia Regional (AIBSEAR) Conference (The Hang Seng University of Hong Kong)

Selected Works in Progress

1. Climate policy and enterprise response (with Shen, J. & Peng, D.)
2. Technological advancement and firm valuation (with Shen, J., & Chang, X.)
3. Environmental protection and unexpected externality (with Shen, J., Hui, E., & Lin, X.)
4. Pandemic and housing market (with Shen, J., Fan, Y., & Hui, E.)
5. Rent-seeking under uncertainty (with supervising students Li., Y., & Zeng, Y.)
6. Political incentives of local government debt (with supervising students Li., X., & Li. Z.)
7. Substitutes and complements among real estate assets (with Shen, J. and Fan, Y.)
8. Financial institution and China local debt (with Shen, J.)
9. Political governance and sustainable management (with Yu, Q., Shen, J.)
10. Political governance and innovation (with Shen, J.)
11. Sustainable management in supply chain (with Cheng, L., Tang, S. & Wang, W.)
12. Gender equality in China (with Lin, X.)

TEACHING EXPERIENCESBeijing Normal University - Hong Kong Baptist University United International College

- Financial Management (Teaching evaluation: 4.96/5.00, Spring 2024)
- Corporate Finance (Teaching evaluation: 4.76, Spring 2024)
- Multinational Finance (Teaching evaluation: 4.93/5.00, Autumn 2023)

AWARDS AND FELLOWSHIPS

- | | |
|--|-----------|
| Best Conference Paper Prize for China Real Estate Academic Annual Conference | 2023 |
| Postgraduate Scholarship (PGS) | 2020-2023 |

PROFESSIONAL QUALIFICATIONS

- | | |
|--|---------------------|
| Ronald Coase Institute Workshop Alumni | Dec 2021 |
| Passed CFA Level III | June 2019 |
| Passed FRM Part II | May 2019 |
| Certificate in ESG Investing (CFA Institute) | Dec 2024 (Expected) |

RESEARCH SKILLS

Software: Python, Stata, Matlab, R, VBA, SQL, ArcGIS, LaTeX

Skills: Machine Learning, Natural Language Processing (NLP), Textual Analysis, Network Analysis, Spatial analysis

Database: Bloomberg, WIND, WRDS, MSCI, RepRisk, Eikon, Bloomberg, CSMAR, ERPC

REFERENCES

Jianfu Shen (PhD Supervisor)

Assistant Professor

Department of Building & Real Estate

The Hong Kong Polytechnic University

jeff.jf.shen@polyu.edu.hk

Eddie C.M. Hui (PhD Supervisor)

Chair Professor; Department Head

Department of Public and International Affairs

City University of Hong Kong

chimhui@cityu.edu.hk

Weimin Liu

Chair Professor; Department Head

Faculty of Business and Management

Beijing Normal University - Hong Kong Baptist University United International College

weiminliu@uic.edu.cn

Xin Chang

Professor; Associate Dean (Research)

Nanyang Business School

Nanyang Technological University

changxin@ntu.edu.sg