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CHINA COMPANY VERIFICATION & CREDIT REPORT

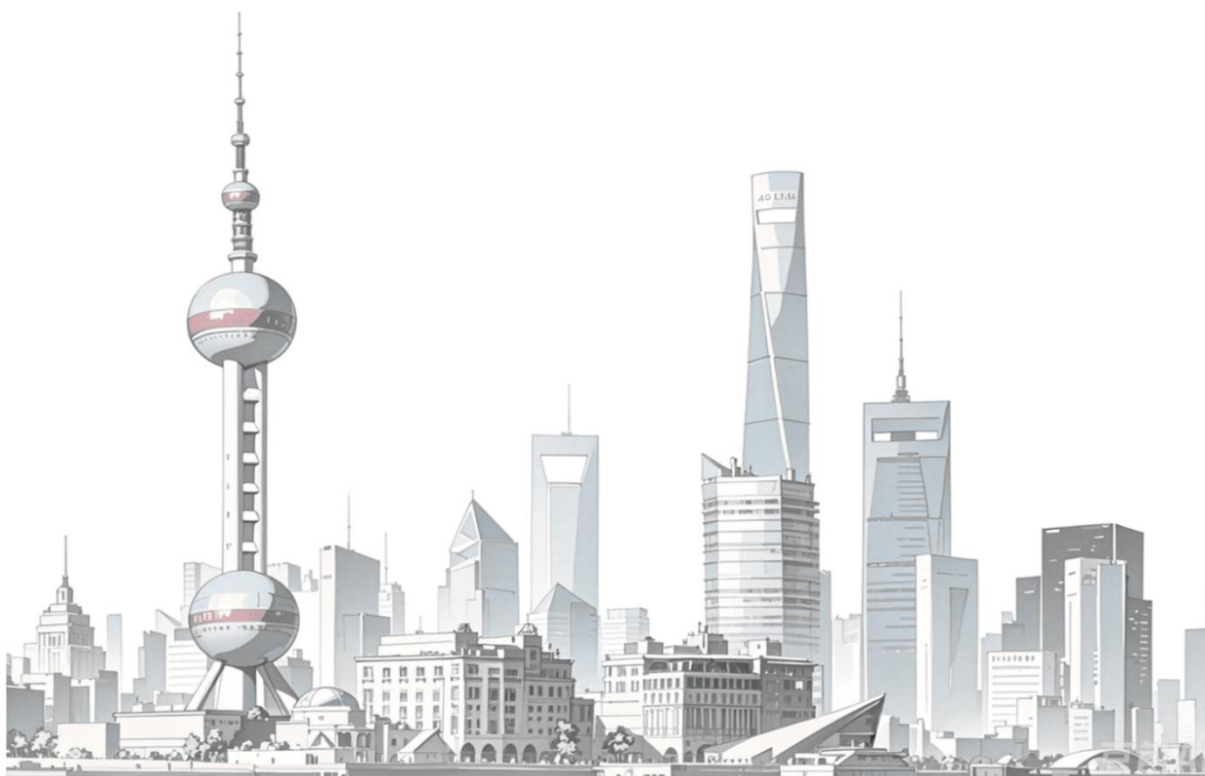
Beijing Xiangfeng Real Estate Development Co., Ltd

Made by: Lawyer Wey

Date: 27/11/2025

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Part 1: CURRENT COMPANY REGISTRATION INFORMATION

1. Current Registration Details

Item	Details
Company Name	Beijing Xiangfeng Real Estate Development Co., Ltd.
Unified Social Credit Code	911102298029521770
Former Name	—
Legal Representative	Ding Longying
Operational Status	Active
Date of Establishment	2001-07-13
Registered Capital	RMB 50 million
Paid-in Capital	RMB 50 million
Number of Insured Employees	1
Organization Code	802952177
Business Registration No.	110000002969700
Taxpayer ID	911102298029521770
Enterprise Type	Limited Liability Company (Natural Person Investment or Holding)
Business Term	2001-07-13 to 2031-07-12
Approval Date	2024-07-01
Region	Yanqing District, Beijing
Industry	Real Estate – Real Estate Development and Operation
Registration Authority	Yanqing District Market Supervision Administration, Beijing
English Name	Beijing Xiangfeng Real Estate Development Co., Ltd.
Registered Address	Room 328, Investment Service Center, Economic & Technological Development Zone, Yanqing District, Beijing
Mailing Address	Room 512, 5th Floor, Xiangfeng Building, No.13 Hongju Street, Xicheng District, Beijing
Business Scope	Real estate development; sale of commercial housing; property leasing. (The company independently selects business activities in accordance with laws; activities requiring approval shall be conducted only after obtaining relevant approvals. Activities prohibited or restricted by national or municipal industrial policies are not permitted.)



2. Current Company Shareholders

No.	Shareholder	Contribution Ratio	Subscribed Capital	Subscription Date	Ultimate Beneficial Shareholding
1	Gao Guofu	95%	RMB 47.5 million	2006-06-08	95.00%
2	Ding Longying	5%	RMB 2.5 million	2029-05-08	5.00%

3. Shareholder (Promoter) and Contribution Information

S/N	Shareholder/Promoter	Accumulated Subscribed Amount (10k RMB)	Subscription Date	Subscription Method	Accumulated Paid-in Amount (10k RMB)	Paid-in Date	Paid-in Method	Paid-in Ratio
1	Gao Guofu	4,750	2006-06-08	Monetary	4,750	2006-06-08	Monetary	95.00%
2	Gao Yanhua	250	2020-05-14	Monetary	250	2020-05-14	Monetary	5.00%

4. Senior Management

No.	Name	Position	Direct Shareholding
1	Gao Guofu	Executive Director	95%
2	Jiang Chunxiang	Supervisor	—
3	Ding Longying	General Manager; CFO	5%

5. External Investments

No.	Invested Company	Legal Rep.	Investment Amount	Stake	Est. Date
1	Jiangsu Huagu Property Co., Ltd.	Gao Yanhua	RMB 5.1 million	51%	2021-04-02
2	Beijing Shengwei Shi Tech Co., Ltd.	Gao Guofu	RMB 5 million	100%	2000-07-11

6. Branch Offices

No.	Branch Name	Head	Est. Date	Status
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No.	Branch Name	Head	Est. Date	Status
1	Jurong Branch	Ding Longying	2008-06-24	Active
2	Fugou Branch	Ding Desheng	2007-11-02	Deregistered
3	First Branch	Feng Jun	2006-12-01	Deregistered
4	Bailing Jiayuan Sales Office	Gao Guofu	2004-02-23	Deregistered
5	Taikang Branch	Ding Desheng	2008-07-25	Revoked

7. Change Registration Records

No.	Change Date	Change Item	Before Change	After Change
1	2024-07-01	Key Personnel Change	Gao Guofu, Gao Yunxiang, Tang Wangbao	Ding Longying, Gao Guofu, Jiang Chunxiang
2	2024-07-01	Shareholder Contribution Change	Gao Guofu (individual shareholder), Gao Yunxiang (individual shareholder)	Ding Longying (individual shareholder), Gao Guofu (individual shareholder)
3	2023-07-24	Shareholder Contribution Change	Gao Guofu (individual shareholder), Gao Yanhua (individual shareholder), Gao Yunxiang (individual shareholder)	Gao Guofu (individual shareholder), Gao Yunxiang (individual shareholder)
4	2023-07-24	Registered Capital Change	RMB 52.5 million	RMB 50 million
5	2023-06-29	Key Personnel Change	Gao Guofu, Gao Yanhua, Tang Wangbao	Gao Guofu, Gao Yunxiang, Tang Wangbao
6	2023-06-29	Legal Representative Change	Gao Yanhua	Gao Yunxiang
7	2023-06-29	Shareholder Contribution Change	Gao Guofu (individual shareholder), Gao Yanhua (individual shareholder)	Gao Guofu (individual shareholder), Gao Yanhua (individual shareholder), Gao Yunxiang (individual shareholder)
8	2023-06-29	Registered Capital Change	RMB 50 million	RMB 52.5 million
9	2020-06-22	Key Personnel Change	Gao Guofu, Gao Yanhua, Gao Yunxia	Gao Guofu, Gao Yanhua, Tang Wangbao
10	2020-06-22	Key Personnel Change	Gao Guofu (Executive Director), Gao Yanhua (General Manager), Gao Yunxia (Supervisor)	Gao Guofu (Executive Director), Gao Yanhua (Manager), Tang Wangbao (Supervisor)
11	2020-05-27	Shareholder Contribution Change	Gao Guofu: RMB 25.1 million (individual shareholder); Gao Yunxia: RMB 24.9 million (individual shareholder)	Gao Guofu: RMB 47.5 million (individual shareholder); Gao Yanhua: RMB 2.5 million (individual shareholder)
12	2020-05-27	Other Change	Gao Guofu (individual	Gao Guofu (individual shareholder), Gao Yanhua



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No.	Change Date	Change Item	Before Change	After Change
			shareholder), Gao Yunxia (individual shareholder)	(individual shareholder)
13	2020-05-27	Other Change	Gao Guofu (individual shareholder), Gao Yunxia (individual shareholder)	Gao Guofu (individual shareholder), Gao Yanhua (individual shareholder)
14	2014-12-25	Business Term Change	20 years	30 years
15	2014-02-28	Shareholder Contribution Change	None	1. Gao Guofu (individual shareholder) 2. Gao Yunxia (individual shareholder)
16	2011-12-28	Legal Representative Change	Gao Guofu	Gao Yanhua
17	2010-12-01	Shareholder Contribution Change	—	Gao Guofu (individual shareholder); Gao Yunxia (individual shareholder)
18	2005-12-31	Enterprise Type Change	1130	1190
19	2005-04-12	Registered Address Change	No. A10, Kangzhuang Industrial Development Zone, Yanqing County, Beijing	Room 328, Investment Service Center, Economic & Technological Development Zone, Yanqing County, Beijing
20	2002-06-19	Registered Address Change	Binhe Industrial Development Zone, Pinggu County, Beijing	No. A10, Kangzhuang Industrial Development Zone, Yanqing County, Beijing
21	2001-12-19	Business Scope Change	Real estate development and commercial housing sales; property management services upon commission	Real estate development and commercial housing sales; property management of self-owned properties (activities requiring special approval under laws, regulations, or rules shall not be conducted prior to obtaining such approval)



Part 2: Judicial Information

1. Judicial Cases

No.	Case Title	Party Role	Case Number(s)	Cause of Action	Claim Amount (RMB)	Latest Case Status	Court
1	Beijing Xiangfeng Real Estate Development Co., Ltd. v. Xueersi Training School, Xicheng District, Beijing – Dispute over House Lease Contract	Plaintiff	(2022) Jing 0102 Min Chu No. 11394	House Lease Contract Dispute	—	Civil First Instance filed on 2022-04-06	Beijing Xicheng District People's Court
2	Beijing Xiangfeng Real Estate Development Co., Ltd. v. Mob Future (Beijing) Education Technology Co., Ltd. – Dispute over House Lease Contract	Plaintiff	(2022) Jing 0102 Min Chu No. 11393	House Lease Contract Dispute	—	Civil First Instance filed on 2022-04-06	Beijing Xicheng District People's Court
3	Beijing Xiangfeng Real Estate Development Co., Ltd. v. Li ** and L ** – Private Loan Dispute	Plaintiff	(2021) Jing 0108 Zhi No. 26341; (2019) Jing 0108 Min Chu No. 54597	Private Loan Dispute	273,710.00	Initial Enforcement on 2021-10-18	Beijing Haidian District People's Court
4	Jin ** v. Beijing Xiangfeng Real Estate Development Co., Ltd. and Jurong Branch – Commodity Housing Sales Contract Dispute	Defendant	(2021) Su 1183 Min Chu No. 2349	Commodity Housing Sales Contract Dispute	—	Civil First Instance filed on 2021-03-03	Jurong City People's Court, Zhenjiang, Jiangsu
5	Yu ** v. Beijing Xiangfeng Real Estate Development Co., Ltd. and Jurong Branch – House Purchase Contract Dispute	Defendant	(2019) Su 1183 Min Chu No. 2993	House Purchase Contract Dispute	—	Civil First Instance filed on 2019-04-19	Jurong City People's Court, Zhenjiang, Jiangsu
6	Jin ** v. Beijing Xiangfeng Real Estate Development Co., Ltd. and Jurong Branch – House Purchase Contract	Defendant	(2019) Su 1183 Min Chu No. 2992	House Purchase Contract Dispute	—	Civil First Instance filed on 2019-04-19	Jurong City People's Court, Zhenjiang, Jiangsu


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No.	Case Title	Party Role	Case Number(s)	Cause of Action	Claim Amount (RMB)	Latest Case Status	Court
	Dispute						
7	Beijing Xiangfeng Real Estate Development Co., Ltd. and Beijing Utojoy Vision Network Technology Co., Ltd. – Copyright Ownership Dispute	Defendant	(2018) Jing 0107 Min Chu No. 18012	Copyright Ownership Dispute	—	Civil First Instance filed on 2018-08-28	Beijing Shijingshan District People's Court
8	Nanjing Xinsi Advertising Co., Ltd. v. Beijing Xiangfeng Real Estate Development Co., Ltd. (Jurong Branch) and Beijing Xiangfeng Real Estate Development Co., Ltd. – Contract Dispute	Defendant	(2015) Ju Hou Shang Chu No. 103	Contract Dispute	—	Civil First Instance filed on 2015-10-19	Jurong City People's Court, Zhenjiang, Jiangsu
9	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2015) Chao Zhi Hui No. 202	—	18,000,000.00	Enforcement Resumed on 2015-09-21	Beijing Chaoyang District People's Court
10	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2015) Chao Zhi No. 6007	—	100	Initial Enforcement on 2015-03-23	Beijing Chaoyang District People's Court
11	Beijing Xiangfeng Real Estate Development Co., Ltd. v. Beijing Chaoyang District Construction Engineering Company – Construction Contract Dispute	Plaintiff	(2014) San Zhong Min Zhong No. 10184; (2013) Chao Min Chu No. 14838	Construction Contract Dispute	—	Civil Second Instance concluded on 2014-08-19	Beijing Third Intermediate People's Court / Beijing Chaoyang District People's Court
12	Beijing Chaoyang District Construction Engineering Company v. Beijing Xiangfeng Real Estate Development Co., Ltd. – Dispute over Transfer of	Defendant	(2014) Chao Zhi No. 12693; (2012) Chao Min Chu No. 413	Transfer of Right to Use Construction Land	18,000,000.00	Initial Enforcement on 2014-08-13	Beijing Chaoyang District People's Court


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No.	Case Title	Party Role	Case Number(s)	Cause of Action	Claim Amount (RMB)	Latest Case Status	Court
	Right to Use Construction Land						
13	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2014) Chao Zhi No. 12693	—	18,000,000.00	Initial Enforcement on 2014-08-13	Beijing Chaoyang District People's Court
14	Xu * and Mo ** v. Beijing Xiangfeng Real Estate Development Co., Ltd. – Commodity Housing Sales Contract Dispute	Defendant	(2014) Chao Min Chu No. 10844	Commodity Housing Sales Contract Dispute	—	Civil First Instance filed on 2014-05-12	Beijing Chaoyang District People's Court
15	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd. (Jurong Branch) and Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2014) Ju Zhi No. 463	—	276,170.00	Initial Enforcement on 2014-03-05	Jurong City People's Court, Zhenjiang, Jiangsu
16	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2014) Er Zhong Zhi Hui No. 2	—	27,536,816.00	Enforcement Resumed on 2013-12-27	Beijing Second Intermediate People's Court
17	Beijing Xiangfeng Real Estate Development Co., Ltd. – Construction Contract Dispute (Appeal)	Appellant / Petitioner	(2013) Gao Min Zai Zhong No. 2915; (2013) Min Shen No. 886; (2013) Min Kang No. 56; (2011) Gao Min Zhong No. 1008	Construction Contract Dispute	—	Civil Second Instance concluded on 2013-12-20	Beijing High People's Court / Supreme People's Court
18	Changzhou Real Estate Market Co., Ltd. v. Beijing Xiangfeng Real Estate Development Co., Ltd. and Jurong Branch – Lease Contract Dispute	Defendant	(2013) Ju Shang Chu No. 1006	Lease Contract Dispute	—	Civil First Instance filed on 2013-10-08	Jurong City People's Court, Zhenjiang, Jiangsu
19	Case Involving Beijing Xiangfeng Real Estate Development Co.,	Defendant	(2013) Yi Zhong Zhi No. 83	—	—	Initial Enforcement on 2013-01-04	Beijing First Intermediate People's Court



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No.	Case Title	Party Role	Case Number(s)	Cause of Action	Claim Amount (RMB)	Latest Case Status	Court
	Ltd.						
20	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2011) Er Zhong Zhi No. 1391; (2007) Er Zhong Min Chu No. 15431	—	27,536,816.00	Initial Enforcement on 2011-08-31	Beijing Second Intermediate People's Court
21	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd. and Bai *	Defendant	(2008) Dong Zhi No. 2295	—	—	Initial Enforcement on 2008-08-26	Beijing Dongcheng District People's Court
22	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2008) Chao Zhi No. 5103	—	4,264,640.00	Initial Enforcement on 2008-06-24	Beijing Chaoyang District People's Court
23	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd. and Bai *	Defendant	(2008) Dong Zhi No. 1533	—	—	Initial Enforcement on 2008-05-23	Beijing Dongcheng District People's Court
24	Case Involving Beijing Xiangfeng Real Estate Development Co., Ltd.	Defendant	(2007) Chao Zhi No. 6639	—	3,538,830.00	Initial Enforcement on 2007-08-17	Beijing Chaoyang District People's Court

2. Cases with Termination of Enforcement Proceedings

S/N	Termination Date	Case Number	Subject Name	Unfulfilled Amount (RMB)	Enforcement Target (RMB)	Enforcement Court	Filing Date
1	2011-12-16	(2011) Er Zhong Zhi Zi No. 1391	Beijing Xiangfeng Real Estate Development Co., Ltd.	27,536,815	27,536,815	Beijing No.2 Intermediate People's Court	2011-08-31

3. Summary of Litigation info

After querying the official enforcement information website in China, "<https://zxgk.court.gov.cn/>", as of the report date, Beijing Xiangfeng Real Estate Development Co., Ltd. does not appear to have been listed on the dishonest persons subject to enforcement list due to court enforcement actions.

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It can be inferred that, although the investigated company has 24 publicly available civil litigation cases, the judgments in these cases have likely been fulfilled. Consequently, the investigated company has not been included in the dishonest persons subject to enforcement list, and no information regarding unfulfilled cases is displayed.

Part 3: Pledge and mortgage

1. Equity Pledge

S/N	Registration Number	Pledgor	Pledged Equity Target Enterprise	Pledgee	Pledged Equity Amount	Status	Registration Date
1	321183000390	Beijing Xiangfeng Real Estate Development Co., Ltd.	Jiangsu Huagu Property Co., Ltd.	China Zheshang Bank Co., Ltd. Zhenjiang Branch	5.1 million RMB	Valid	2023-02-20
2	Azh15100800152	Changan International Trust Co., Ltd.	Zhuhai Baotong Investment Co., Ltd.	Beijing Xiangfeng Real Estate Development Co., Ltd.	1350	Valid	2015-10-08

2. Land Mortgage

S/N	Land Location	Administrative District	Mortgage Area	Mortgage Amount	Land Use Purpose	Mortgage Period
1	No. 13 Hongju Street, Xicheng District, Beijing	Xicheng District	0.36 hectares	250 million RMB	Storage Land	2014-12-12 to 2025-01-31



Part 4: Administrative Licenses and Qualification Certificates

1. Administrative Licenses

S/N	License File Number/Certificate Number	License File Name	License Content	Licensing Authority	Validity Period
1	20240711000030	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Approval of Level 2 Qualification for Real Estate Development Enterprises (Provincial Authority) Change	Beijing Municipal Commission of Housing and Urban-Rural Development	2024-07-15 to 2025-10-10
2	YQ-A-10914	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Approval of Level 2 Qualification for Real Estate Development Enterprises (Provincial Authority) Change	Beijing Municipal Commission of Housing and Urban-Rural Development	2024-07-15 to 2025-10-10
3	20220830000154	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Approval of Level 2 Qualification for Real Estate Development Enterprises	Beijing Municipal Commission of Housing and Urban-Rural Development	2022-10-11 to 2025-10-10
4	Jing Zhi Jian Xu Zi (2021) (Xi) 00417972 Hao	Special Equipment Usage Registration	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration Form", "Special Equipment Usage Mark".	Beijing Municipal Administration for Market Regulation	2021-06-10 to 2099-12-31
5	30101101022021060007	Special Equipment Usage Registration	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration Form", "Special Equipment Usage Mark".	Beijing Municipal Administration for Market Regulation	2021-06-10 to 2099-12-31
6	Jing Zhi Jian Xu Zi (2021) (Xi) 00417972 Hao	Beijing Municipal Market Supervision Administrative Licensing Decision	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration	Beijing Municipal Administration for Market Regulation	2021-06-10 to 2099-12-31


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S/N	License File Number/Certificate Number	License File Name	License Content	Licensing Authority	Validity Period
		Document	Form", "Special Equipment Usage Mark".		
7	Jing Zhi Jian Xu Zi (2021) (Xi) 00414712 Hao	Special Equipment Usage Registration	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration Form", "Special Equipment Usage Mark".	Beijing Municipal Administration for Market Regulation	2021-05-12 to 2099-12-31
8	30101101022021050011	Special Equipment Usage Registration	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration Form", "Special Equipment Usage Mark".	Beijing Municipal Administration for Market Regulation	2021-05-12 to 2099-12-31
9	Jing Zhi Jian Xu Zi (2021) (Xi) 00414712 Hao	Beijing Municipal Market Supervision Administrative Licensing Decision Document	Special equipment usage registration for 1 elevator, concurrently issuing "Special Equipment Usage Registration Certificate", "Special Equipment Usage Registration Form", "Special Equipment Usage Mark".	Beijing Municipal Administration for Market Regulation	2021-05-12 to 2099-12-31
10	(Jing Yan Yi Shui) Xu Bian Geng Zhun Zi (2020) Di (116) Hao	Decision on Approval of Change in Tax Administrative License	Approval of Maximum Invoicing Amount for VAT Special Invoices (VAT Control System)	State Taxation Administration Beijing Yanqing District Taxation Bureau	2020-12-15 to 2099-12-31
11	(2020) Shi (Xi) Zhuang Zi 0175 Hao	Construction Project Permit	Internal Renovation Project of Xinhua Xiangfeng Building Workplace	Beijing Xicheng District Commission of Housing and Urban Construction	2020-12-15 to 2099-12-31
12	J1000013445404	Account Opening Permit	Change	People's Bank of China Zhongguancun Central Sub-branch	2016-04-18 to 2099-12-31
13	Jian Kai Qi (2006) 588 Hao	Real Estate Enterprise License	Level 1	Ministry of Housing and Urban-Rural Development of the People's Republic of China	2012-12-25 to -

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S/N	License File Number/Certificate Number	License File Name	License Content	Licensing Authority	Validity Period
14	30101101042011100026	Special Equipment Usage Registration	Registration	Beijing Municipal Bureau of Quality and Technical Supervision	2011-10-26 to -
15	-	Special Equipment Usage Registration	Registration	Beijing Municipal Bureau of Quality and Technical Supervision	2011-10-26 to -
16	2003 Gui Jian Zi 1085 Hao	Construction Project Planning Permit	Construction Project Planning Permit	Beijing Municipal Commission of Planning	2003-08-19 to -
17	2003 Gui Di Zi 0137 Hao	Construction Land Use Permit	Construction Land Use Permit	Beijing Municipal Commission of Planning	2003-03-31 to -
18	911102298029521770	Business License	Beijing Xiangfeng Real Estate Development Co., Ltd.	Yanqing Branch of Beijing Administration for Industry and Commerce	2001-07-13 to 2031-07-12
19	YQ-A-3236	Real Estate Level 2 Qualification	Establishment of Real Estate Development Enterprise	Yanqing County Construction Commission	2001-07-01 to -

2. Qualification Certificates

Sequence Number	Certificate Number	Certificate Name/Certification Item	Issuing Authority	Certificate Status	Issue Date	Valid Until
1	YQ-A-10914	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Beijing Municipal Commission of Housing and Urban-Rural Development	Invalid	2024-07-15	2025-10-10
2	20240711000030	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Beijing Municipal Commission of Housing and Urban-Rural Development	Invalid	2024-07-15	2025-10-10
3	20220830000154	Real Estate Development Enterprise Qualification Certificate of the People's Republic of China	Beijing Municipal Commission of Housing and Urban-Rural Development	Invalid	2022-10-11	2025-10-10