



SUSAN WONG

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QUALIFICATIONS

National University of Singapore (LL.B., Hons.)

ADMISSIONS

Singapore Bar

PROFILE

Susan WONG heads the Financial Services Group which encompasses four practices, namely Asset Management & Funds, Banking & Finance, Capital Markets and Financial Services Regulatory, and is also the Head of the Banking & Finance Practice. She has more than 30 years of experience in banking and finance work and is involved in a wide range of local and international loan and other debt-related transactions including project, acquisition, real estate, investment and business trusts, asset and asset-backed and Islamic financing, syndicated and club loans, cross-border financing, risk and funded sub-participations, securitisations, sale of loans and receivables and security arrangements and documentation.

Susan graduated from the National University of Singapore and was admitted to the Singapore Bar in 1987. She is an editorial board member of the *Butterworths Journal of International Banking & Financial Law*.

Relevant experience:

Significant transactions that Susan has been involved in include advising / acting for the following:

- City Developments Limited (“CDL”) in the financings relating to their three Profit Participation Securities (“PPS”) transactions, the novel PPS structure evolved by CDL to monetise their various cash-generating assets and which involved the divestment of all present and future cashflow arising from their hotel, retail and residential assets (including the W Singapore hotel, Quayside Isle and The Residences at W Sentosa, Central Mall, Tampines Grande and Manulife Centre and Nouvell 18).
- The syndicate of banks in the financing of more than S\$1.33 billion to Sportshub Pte. Ltd. for the development of the Singapore Sports Hub which is understood to be the world's largest PPP sports facilities infrastructure project and one of Singapore's flagship PPP projects. The deal won nine international awards, including the "Asia-Pacific PPP Deal of the Year" and "Global Deal of the Year" handed out by Euromoney's Project Finance Magazine.

- The borrower, as lead counsel, in the S\$430 million offshore term loan facilities to Dasin Retail Trust Management Pte Ltd (in its capacity as trustee-manager of Dasin Retail Trust) (the "Borrower"), undertaken in tandem with the initial public offer of Dasin Retail Trust on the Main Board of the Singapore Exchange Securities Trading Limited (the "SGX-ST") to, inter alia, part-finance the payment of the deferred purchase consideration for the acquisition of 3 shopping malls located in Guangdong Province in the People's Republic of China (the "PRC"), and to finance the payment of the purchase consideration for the acquisition of the Shiqi Metro Mall in the PRC.
- The landmark S\$5 billion syndicated financing for the development of two integrated projects (which include office, residential, hotel and retail components) located at Marina South and Ophir-Rochor, in downtown Singapore which were jointly developed by the state-owned investment companies of Singapore (Temasek Holdings (Private) Limited) and Malaysia (Khazanah Nasional Berhad), pursuant to a historic and politically significant land swap agreement reached between the governments of Singapore and Malaysia.
- Frasers Centrepoint Limited in the S\$3 billion and S\$1.8 billion financings in connection with the acquisition of Australian developer Australand Property Group ("Australand"), of which the acquisition of Australand was awarded "Best Singapore Deal" at the FinanceAsia Awards for Achievement 2014.
- Kohlberg Kravis Roberts & Co. L.P. and IBC Capital Limited (the "Offeror"), in the US\$1.1 billion financing relating to the S\$1.4 billion acquisition by the Offeror of all the issued and paid-up ordinary shares in the capital of Goodpack Limited ("Goodpack"), of which the acquisition of Goodpack was named the "M&A Deal of the Year: Private Equity" at The Asian Lawyer Asia Legal Awards 2015 and is also one of Asian-Mena Counsel's "Deals of the Year" for 2014. The deal was also named "Asset & Corporate Finance Deal of the Year" at the ALB SE Asia Law Awards 2015 and "Finance Deal of the Year: Acquisition Finance" at The American Lawyer's Global Legal Awards 2015.

Related Practices

- Banking & Finance

Publications & Legal Updates:

- Chambers Global Practice Guide – Banking & Finance, Singapore Chapter since 2018
- IFLR Cross-Border Financing Report – Singapore Chapter 2013 and 2014
- Getting the Deal Through – Real Estate, Singapore Chapter 2012 and 2013

Awards & Accolades:

Susan is recognised as a leading Banking & Finance lawyer in Chambers Global – The World's Leading Lawyers for Business since 2002 and Chambers Asia-Pacific – Asia-Pacific's Leading Lawyers for Business since its inaugural edition in 2008. Her work has been lauded by other legal publications such as *The Legal 500: Asia Pacific – The Client's Guide to the Asia Pacific Legal Profession*, *IFLR1000 – The Guide to the World's Leading Financial Law Firms*, *Asialaw Profiles – The Guide to Asia-Pacific's Leading Domestic Law Firms*, *Best Lawyers*, *Expert Guides' Banking, Finance and Transactional Guide*, *Expert Guides' Guide to the World's Leading Women in Business Law*, *Expert Guides' Guide to the World's Leading Banking Lawyers*, *Asialaw Leading Lawyers*, *Who's Who Legal: Thought Leaders Global Elite*, *Who's Who Legal: The International Who's Who of Banking Lawyers* and *Who's Who Legal: Singapore*.

Susan is listed in the 2019 edition of *IFLR1000 Women Leaders*, which recognises individuals at the top of their professions in their jurisdictions, have impressive track records and are consistently recommended by clients and peers for the quality of their advice and service. She has been recommended as a leading lawyer in Singapore in Banking Law since 2008 and Finance Law since 2014 by *Best Lawyers* and was named by *Best Lawyers* as "Lawyer of the Year" for Banking Law in 2012 and Finance Law in 2016. She was also named Best Banking and Finance lawyer in Singapore in *Expert Guides: Best of the Best 2015, 2017 and 2019*. Susan also received the "Best in Banking and Finance" award at the Euromoney Asia Women in Business Law Awards 2014 which celebrate the achievements of the best female lawyers across the region, and World Finance's Legal Awards recognised Susan as the "Best Lawyer in Singapore" in 2012.

Quotes from Legal Publications

- "An authoritative figure in the field with commanding knowledge of the technical issues" who is also "always fighting for clients' interests every step of the way".
Chambers Global – The World's Leading Lawyers for Business
- "A shrewd negotiator" known to occupy "a top position" with an "exceptional" and "significant reputation within the market".
Chambers Asia-Pacific – Asia-Pacific's Leading Lawyers for Business
- "A highly respected practitioner" with a "sharp legal mind" "valued by market sources for her commercially savvy approach".
Chambers Asia-Pacific – Asia-Pacific's Leading Lawyers for Business
- Described as being "widely respected", "level-headed", "practical" and a "leader in her field".
The Legal 500: Asia Pacific – The Client's Guide to the Asia Pacific Legal Profession

- "One of the few top lawyers in Singapore who's got a strong understanding of the specialised banking field" with "an incredible grasp of the legal concepts underlying the loan documents".
IFLR1000: Financial & Corporate – The Guide to the World's Leading Financial Law Firms
- "One of the best minds in her field and the one that we seek for consultation".
IFLR1000: Financial & Corporate – The Guide to the World's Leading Financial Law Firms