

03-Feb-23

REGISTRY

This is the 1st affidavit  
of KUANG WAN FANG in this case  
and was made on Jan 16 2023.

No. S015937  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

BANK OF CHINA

PLAINTIFF/JUDGMENT CREDITOR

AND:

XU CHAO FAN, also known as Hui Yat Fai;  
XU GAO JUN, also known as Xu Jue Jun, Xu Guo Jun, Kit Sun Hui; Hui Kit Shun  
Hui Kit Sun and Hui Kit Chun;  
YU ZHEN DONG, also known as Xu Zhen Dong, Yu Zhen-Dong, Yu Wing Chung,  
Yu Zhan Dong, Yu Wing Chong and Yu Chun Tung;  
KWONG WA PO;  
CINDY CHING YIU-CHU, also known as Sindy Ching, Ching Yu-Chu Sindy, Ching  
Fo-Chu and Ching Yu-Chu;  
KUANG WAN FANG, also known as Wendy Wan Fang Kuang;  
YING YI YU, also known as Yu Yung Yi;  
FION XU HUI YU, also known as Fion Yu and Xu Hu Yu;  
LI CONG XU  
SIU LING YAN  
XIA LI XU, also known as Carolyn Xia Li Xu and Carolyn X Xu;  
FAL KWONG CHING, also known as Fo Kong Ching, Fo Kong Cheung and Connie  
Fal Kwong Ching;  
WEN JING TAN;  
XU LIE MING;  
XU GANG QIANG;  
XU BIN YAN;  
TANG JIE YU, also known as Jie Yu Tang, Tan Jie Yu and Jie Yu Tan;  
YU BAO QUON, also known as Bao Quon Yu, Yu Bao Quan and Quan Bao Yu;  
LIANG BIN JIN;  
LIANG CUI E; and  
JOHN DOE

DEFENDANTS/JUDGMENT DEBTORS

**AFFIDAVIT**

I, KUANG WAN FANG, of Room 301 No. 93, Guangmingdong Road Changsha Sanfu  
Community Office, Kaiping, Guangdong, People's Republic of China, SWEAR THAT:

1. I received an English and translated copy of the Notice of Application, dated January 6,  
2023, and the Affidavit of Wen-Shih Yang.



2. I am the registered owner of the Property (as defined in the Notice of Application).
3. I am currently located in Kaiping, Guangdong, People's Republic of China. I have no intention of coming to Canada at this time.
4. In order to reduce my indebtedness to the Bank of China, I consent to the relief sought in the Notice of Application and I consent to the appointment of Alvarez & Marsal Canada Inc. as Receiver of all my assets, undertakings and properties in Canada.
5. I was not physically present before the commissioner, but was linked with the commissioner utilizing video technology and followed the process required by the Supreme Court of British Columbia for commissioning affidavits.

SWORN BEFORE ME at Vancouver, British Columbia, on January \_\_, 2023.

A Commissioner for taking Affidavits in the  
Province of British Columbia

KUANG WAN FANG

王昭君

No. S015937  
Vancouver Registry

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Guo Jun, Kit Sun Hui; Hui Kit Shun Hui Kit Sun  
and Hui Kit Chun;  
YU ZHEN DONG, also known as Xu Zhen  
Dong, Yu Zhen-Dong, Yu Wing Chung, Yu  
Zhan Dong, Yu Wing Chong and Yu Chun  
Tung;  
And others

DEFENDANTS/JUDGMENT DEBTORS

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**AFFIDAVIT**

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DLA Piper (Canada) LLP  
Barristers & Solicitors  
2800 Park Place  
666 Burrard Street  
Vancouver, BC V6C 2Z7

Tel. No. 604.687.9444  
Fax No. 604.687.1612

File No.: 049246-00001

JDB/day



This is the 1st affidavit  
of KUANG WAN FANG in this case  
and was made on January 10, 2023.

No. S015937  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

BANK OF CHINA

PLAINTIFF/JUDGMENT CREDITOR

AND:

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SWORN BEFORE ME at Vancouver, British Columbia, on January 16, 2023.

A Commissioner for taking Affidavits in the Province of British Columbia

KUANG WAN FANG



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Vancouver Registry

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BETWEEN:

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Dong, Yu Zhen-Dong, Yu Wing Chung, Yu  
Zhan Dong, Yu Wing Chong and Yu Chun  
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And others

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Yu;  
LIANG BIN JIN;  
LIANG CUI E; and  
JOHN DOE

DEFENDANTS/JUDGMENT DEBTORS

**Certificate for Remote Commissioning of Affidavit**

I, Jeffrey Bradshaw, administered the oath of Kuang Wan Fang (the "Deponent") for her Affidavit sworn January 16, 2023. I am a solicitor authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124 to take affidavits for use in British Columbia.

The Deponent was not physically present before me because it is medically unsafe to meet the Deponent in person due to COVID-19, but was linked with me utilizing video technology. I followed the process for remote commissioning of affidavits described in the Notice to the Profession dated March 27, 2020 issued by the Supreme Court of British Columbia, and complied with the Law Society of British Columbia best practices for using video-conferencing.

I certify that I am satisfied that the process for the remote commissioning of affidavits was necessary because it was unsafe for medical reasons to be physically present with the Deponent.

January 16, 2023

Dated



Signature of Commissioner

Jeffrey Bradshaw

Barrister & Solicitor

DLA Piper (Canada) LLP

666 Burrard Street, Suite 2800

Vancouver, BC V6C 2Z7

Tel. No. 604.643.2941