

LI YANRAN (Joan Lee) 李焱然

Architect & Property Developer · Specialist in Urban Mixed-Use Master Planning
建筑师 · 发展商 · 城市综合体全链条规划专家

Practising through: Hong Kong World Trade Holdings Group
Shanghai World Trade Holdings (Group) Co., Ltd.
执业平台: 香港世贸控股集团
上海世贸控股(集团)有限公司

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Profile · 个人简介

Mr. Li Yanran combines the architect's eye with the developer's reach. Trained at Wenzhou University in industrial and civil architecture and seasoned at the Wenzhou Urban Construction Design Institute, he has built a thirty-eight-year practice in which he personally directs every link of the development chain — from master planning, concept design, and land assembly, through investment, construction oversight, and final operation.

李焱然先生兼具建筑师之眼与发展商之手。从温州大学工民建专业起步，在温州市城建设计院淬炼专业基本功，他用三十八年时间，把设计师的纪律转化为发展商的视野——城市综合体从总规划、概念设计、土地整合，到投资决策、建设管理、落地运营，每一环节均由其本人亲自把控。

His specialty is the urban mixed-use complex, delivered at the landmark scale and design quality usually reserved for international flagship projects. Mr. Li has engaged UNStudio (Netherlands), Rafael Viñoly Architects (United States), Zaha Hadid Architects (United Kingdom), Büro Ole Scheeren (Germany), Aedas (Hong Kong), and SPARK Architects (United Kingdom) as principal client — not at arm's length, but as a creative collaborator working inside his own master-planned vision.

他的专长是地标级城市综合体——以国际旗舰项目的规模与品质，扎根中国本土落地。三十八载执业，李先生作为主顾委托过 UNStudio (荷兰)、Rafael Viñoly (美国)、Zaha Hadid (英国)、Büro Ole Scheeren (德国)、Aedas (香港) 与 SPARK (英国) 等世界顶级事务所——他与他们的关系不是甲乙方的距离，而是同一总规划框架下的创作伙伴。

He works selectively, project by project, never trading quality for volume. The body of work that follows includes built signature complexes in Wenzhou and Yongkang, a provincial-first cultural-heritage initiative at Yubei Ancient Village, and a private 200-piece Joan Miró collection that informed the largest Miró print retrospective ever held in China.

他选择性出手，项目逐个推进，从不以规模换品质。代表作品涵盖温州、永康两座建成地标综合体；浙江省首创的永嘉屿北古村文化遗产保护项目；以及 200 余幅胡安·米罗 (Joan Miró) 私人版画藏品——成就了迄今规模最大的米罗版画专题回顾展。

Education · 学历

Wenzhou University · B.Eng., Industrial & Civil Architecture (工民建) · 1983–1987
温州大学 · 工民建专业本科 · 1983–1987

Xiamen University · M.A., Economics · 1998–2000
厦门大学 · 经济学硕士 · 1998–2000

Zhejiang University · M.A., Management · 2021–2024

浙江大学 · 管理学硕士 · 2021-2024

Tongji University · Heritage Village Studies Program (Continuing Studies)

同济大学 · 古村落研修班

Career Summary · 职业概述

1987 onward / 1987 起	Architect, Wenzhou Urban Construction Design Institute 温州市城建设计院 建筑师
1992-1997	Senior management roles at two real-estate development enterprises in Zhejiang 任职于浙江两家房地产开发企业高级管理层 — Wenzhou New Century Real Estate Development Co., Ltd. (温州新世纪房地产开发有限公司, state-affiliated) — Nature Real Estate Development Group Co., Ltd. (大自然房地产开发集团有限公司) <i>During China's foundational state-led urbanization period. Verifiable through original appointment documents and Zhejiang Provincial enterprise archives.</i> <i>处于中国国家主导城市化建设的奠基期。可通过当年原始委任文件及浙江省企业档案核实。</i>
Late 1990s / 1990 年代后期	Chairman, Wenzhou Jiahe Industrial Co.; project leadership at Wenzhou East Sea Real Estate 温州嘉和实业公司 董事长；温州东海房地产 项目主导
2000s / 2000 年代	Chairman, Wuxi World Trade Center 无锡世界贸易中心 董事长
2009 – present / 2009 年至今	Chairman, Shanghai World Trade Holdings (Group) Co., Ltd. 上海世贸控股（集团）有限公司 董事长
2015 – present / 2015 年至今	Founder & Chairman, Hong Kong World Trade Holdings Group 香港世贸控股集团 创始人 / 主席

Selected Built Works · As Master Architect & Lead Developer · 代表建成项目 · 总建筑师 / 首席开发人

Wenzhou Yongjia World Trade Center · 温州永嘉世界贸易中心

Wenzhou, Zhejiang · in collaboration with UNStudio (Ben van Berkel, Netherlands) and Rafael Viñoly Architects (United States) · 浙江温州 · 与荷兰 UNStudio (本·范·伯克尔) 及美国 Rafael Viñoly 事务所合作

A landmark mixed-use complex conceived as "Treasures on a Tray" — five crystalline towers rising from a continuous green podium landscape, with overlapping framework structures forming aerial gardens called the "Eyes" that re-imagine vertical neighborhoods. Concept design by Rafael Viñoly Architects (2013); detailed design by UNStudio (2014).

地标级城市综合体，设计概念为“盘中珍宝 (Treasures on a Tray)”——五座晶莹剔透的塔楼自连续的绿色裙楼景观中升起，其重叠的框架结构形成被称为“眼睛 (Eyes)”的空中花园，重新定义高层建筑的邻里关系。Rafael Viñoly Architects 完成竞赛概念设计 (2013)；UNStudio 完成深化方案 (2014)。

Yongkang World Trade Center · 永康世贸中心

Yongkang, Zhejiang · phased delivery; currently in operation · 浙江永康 · 分期交付；目前仍在运营中
 A 210,000 m² mixed-use complex in the core of the Yongkang Hardware Industry Headquarters District. Two 160-meter ultra-high-rise towers and two high-rise towers comprising a 268-key five-star hotel, premium offices, and serviced loft residences. The first WTCA-recognized member-developed project in a Chinese county-level city. The five-star hotel component is currently in operation.

总建筑面积约 21 万平方米的城市综合体，位于永康五金总部中心核心区域。包含两座 160 米超高层及两座高层建筑，业态涵盖一座 268 间客房的五星级酒店、高端写字楼与酒店式公寓。是中国县级市首个 WTCA（世界贸易中心协会）认证会员单位主导开发的世贸中心项目。其五星级酒店目前仍在运营中。

Master Planning & Design Leadership · Wenzhou Region · 温州地区 · 总规划与设计主导

Since the 1990s, Mr. Li has personally led master-planning and design across a sustained portfolio of mixed-use, cultural, and heritage projects in Wenzhou and surrounding Zhejiang cities — drawing on his architectural training and on the operational lessons of his early years at the Wenzhou Urban Construction Design Institute. The full Wenzhou regional portfolio — original master-planning drawings, design development packages, and project-level documentation — is personally archived by Mr. Li and made available for confidential review on serious request.

自 1990 年代起，李先生以建筑师的训练和城建设计院的实战积累为底，在温州及浙江周边城市持续亲自主导多项城市综合体、文化项目与遗产改造项目的总规划与设计。其温州地区完整作品集——原始总规划图、设计深化文件与项目级档案——由本人亲自归档保管，应正式请求可保密提供查阅。

Selected Concept & Visionary Projects · International Architect Collaborations · 国际事务所合作概念项目 · 主导设计

These are commissions Mr. Li personally directed from initial concept through final delivery, working hand-in-hand with the world's leading design studios as principal client and creative collaborator. Original concept presentations and design-development packages from each studio remain in his personal archive.

以下为李先生本人从概念到落地全程主导、与世界顶级设计事务所并肩推进的项目——他既是委托方，也是同一愿景下的创作伙伴。各事务所原版概念书与设计深化文件均留存于其个人档案。

Year / 年份	Project / 项目	Collaborating Architect / 合作事务所
2011	Beijing Songzhuang Design Museum (concept) 北京宋庄设计博物馆（概念）	Zaha Hadid Architects (London) 扎哈·哈迪德事务所（伦敦）
2013	Wenzhou Yongjia WTC (competition) 温州永嘉世贸中心（竞赛方案）	Büro Ole Scheeren (Berlin) 奥雷·舍人事务所（柏林）
2013	Wenzhou Yongjia WTC (competition) 温州永嘉世贸中心（竞赛方案）	Aedas (Hong Kong) 凯达环球（香港）
2016	Shanghai Minhang "French Town" Master Plan 上海闵行法兰西小镇规划研究	SPARK Architects (London) 思邦建筑事务所（伦敦）
2018	Nanjing Jiangbei Central Business District 南京江北中央商务区	Büro Ole Scheeren (Berlin) 奥雷·舍人事务所（柏林）

2018	Wenzhou Sanjiang Peninsula Mixed-Use Complex 温州三江半岛综合体	Aedas (Hong Kong) 凯达环球（香港）
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Additional World Trade Center project involvements across Mainland China — beyond the master-developed Wenzhou Yongjia, Yongkang, and Wuxi World Trade Centers noted above — available on request.

除上述自主开发的温州永嘉、永康及无锡世贸中心外，李先生在中国大陆其他世贸中心项目中的设计参与情况，可应需提供。

Cultural Heritage Leadership · 文化遗产保护主导

Yongjia Yubei Ancient Village Cultural Creative Valley · 永嘉屿北古村文化创意谷

Wenzhou, Zhejiang · 2013 framework agreement signed with the Yongjia County Government; 2017 groundbreaking · projected total investment RMB 2 billion · 浙江温州 · 2013 年与永嘉县人民政府签订整体开发框架协议；2017 年奠基开工 · 总投资约人民币 20 亿元

Mr. Li led the master-planning of Zhejiang Province's first "whole-village relocation" heritage preservation model for a millennium-old Song-Dynasty village recognized as a National Traditional Chinese Village (中国传统村落), a Chinese Historical & Cultural Village (中国历史文化名村), and one of China's Most Beautiful Ancient Villages. The model was reported by Zhejiang Daily (浙江日报), the official provincial newspaper of Zhejiang Province, in August 2016, and by the Yongjia County Government in May 2017 as the provincial benchmark for cultural-tourism conservation.

李先生主导规划了浙江省首个“整村置换”文化遗产保护模式——针对一座始建于唐、兴于宋的千年古村，该村先后获评“中国传统村落”“中国历史文化名村”“中国最美古村落”等称号。该开发模式经浙江省官方报纸《浙江日报》于 2016 年 8 月报道，并经永嘉县人民政府于 2017 年 5 月公开通报，确立为浙江省文化旅游遗产保护的省级首创范本。

Taizhou Old Granary Heritage Adaptive Reuse · 台州老粮坊工业遗产改造

A Republic-era industrial heritage site reconstructed as a creative cultural park — preserving original structures while introducing contemporary programming.

民国时期的工业遗产建筑群改造为创意文化园区——在保留原有结构的同时引入当代功能。

Private Cultural Collection · 私人文化收藏

Joan Miró Collection · 200+ works · 胡安·米罗收藏 · 200 余幅

A private collection of more than 200 signed limited-edition prints, etchings, and original works on paper by Catalan surrealist master Joan Miró, acquired from a Japanese institutional collection. Mr. Li adopted "Joan" as his English given name in homage to the artist.

逾 200 幅加泰罗尼亚超现实主义大师胡安·米罗的签名限量版画、蚀刻版画与纸本原作私人藏品，由日本机构级藏家整体购藏而来。李先生的英文名"Joan"即取自该艺术家以致敬。

Co-Presented Retrospective · Shanghai Art Museum, 2012 · 上海美术馆联合策展，2012

"Illusion of Reality — 2012 Joan Miró Prints Special Exhibition" · 《现实的幻象——2012 米罗版画作品特展》

The largest Joan Miró print retrospective held in China at that time. Co-presented by the Shanghai Art Museum (上海美术馆, now the China Art Museum) and the Shanghai World Trade Holdings Group, with the support of the Shanghai Federation of Youth Cultural & Art Associations. 170+ works on display, spanning fifty years of Miró's career, drawn from Mr. Li's private collection. Three-month exhibition (15 January – 3 April 2012). Reported by Artron, the China Federation of Literary & Art Circles, China News Service, Yicai (First Financial), and the Shanghai Artists' Association.

中国当时规模最大的米罗版画专题展。由上海美术馆（今中华艺术宫）与上海世贸控股集团联合主办，上海市青年文化艺术联合会支持。展出 170 余幅作品，跨越米罗 50 年创作生涯，全部来自李先生私人收藏。展期三个月（2012 年 1 月 15 日至 4 月 3 日）。雅昌艺术网、中国文艺网、中国新闻网、第一财经、上海美术家协会等多家机构进行专题报道。

Chinese Antique Wood-Carving Collection · 300+ pieces · 中国古代木雕门牌收藏 · 300 余件

International Affiliations & Industry Recognition · 国际身份与行业荣誉

- **Former Regular Member, World Trade Centers Association (WTCA)** through Hong Kong World Trade Holdings Group; participated in WTCA international member dialogues including WTC Bangalore, WTC Seoul, WTC Winnipeg, and WTC Wuxi.
- 曾任 世界贸易中心协会（WTCA）正式会员——通过香港世贸控股集团；参加过 WTC 班加罗尔、首尔、温尼伯、无锡等多个会员单位的国际对话会议。
- **Vice Secretary-General, China Youth Entrepreneurs Association** (中国青年企业家协会).
- 中国青年企业家协会 副秘书长
- **Zhejiang Top 10 Real Estate Influential Figures** (2003).
- 浙江省房地产十大风云人物（2003 年）。

Selected References & Public Sources · 公开核验来源 · 节选

- Wenzhou University (温州大学) · Official Alumni Record · 28 October 2009
- 温州大学校友风采官方档案 · 2009 年 10 月 28 日
- Zhejiang Daily (浙江日报), the official provincial newspaper of Zhejiang Province · "Yongjia Pioneers Whole-Village Relocation Model — Yubei Ancient Village Comes Alive" · 22 August 2016
- 浙江省官方报纸《浙江日报》·《永嘉探索原住民整体搬迁式保护性开发 千年屿北古村活起来了》· 2016 年 8 月 22 日
- Yongjia County Government (永嘉县人民政府) Official Bulletin · "Provincial-First Whole-Village Relocation: Yubei Ancient Village Transformation" · 2 May 2017
- 永嘉县人民政府公告 ·《省内首创"整村置换" 千年屿北古村蝶变》· 2017 年 5 月 2 日
- Artron Art Network (雅昌艺术网) · "2012 Miró Prints Special Exhibition · Selected Works" · 2012
- 雅昌艺术网 ·《"现实的幻象"2012 米罗版画特展部分作品赏析》· 2012
- China Federation of Literary & Art Circles (中国文艺网) · "Joan Miró Print Special Exhibition Reveals Illusion of Reality" · January 2012
- 中国文艺网 ·《胡安·米罗版画作品特展展现"现实的幻象"》· 2012 年 1 月
- China News Service (中国新闻网) · January 2012
- 中国新闻网 · 2012 年 1 月
- Yicai · First Financial (第一财经) · 2012
- 第一财经 · 2012 年

Project & Design Documentation On File · 内部存档的项目与设计文件

Original concept presentations, design-development packages, and competition proposals from the following studios are personally archived by Mr. Li and available for confidential review on serious request:

以下国际事务所原始概念书、设计深化文件与竞赛方案均由李先生本人亲自归档保管，应正式请求可保密提供查阅：

- Zaha Hadid Architects · London — Beijing Songzhuang Design Museum, 2011
- 扎哈·哈迪德事务所 · 伦敦 — 北京宋庄设计博物馆, 2011
- UNStudio · Amsterdam — Wenzhou Yongjia World Trade Center, 2014
- UNStudio · 阿姆斯特丹 — 温州永嘉世贸中心, 2014
- Rafael Viñoly Architects · New York — Wenzhou Yongjia World Trade Center, 2013
- Rafael Viñoly 事务所 · 纽约 — 温州永嘉世贸中心, 2013
- Büro Ole Scheeren · Berlin — Wenzhou Yongjia WTC, 2013; Nanjing Jiangbei CBD, 2018
- 奥雷·舍人事务所 · 柏林 — 温州永嘉世贸中心, 2013; 南京江北中央商务区, 2018
- Aedas · Hong Kong — Wenzhou Yongjia WTC, 2013; Wenzhou Sanjiang Peninsula, 2018
- 凯达环球 · 香港 — 温州永嘉世贸中心, 2013; 温州三江半岛综合体, 2018
- SPARK Architects · London — Shanghai Minhang French Town Master Plan, 2016
- 思邦建筑事务所 · 伦敦 — 上海闵行法兰西小镇规划研究, 2016

Mr. Li also personally retains the full Wenzhou regional master-planning portfolio — original drawings, design development packages, project documentation — together with the 1990s state-enterprise appointment records that anchor the early career period above.

温州地区完整总规划作品集——原始图纸、设计深化文件、项目档案——以及 1990 年代国资企业任职原件，同样由李先生本人保管。

This résumé is offered for confidential review by the requesting party. All factual claims are documented to international verification standards. Public-domain references, government bulletins, original international design-firm documents, and provincial enterprise archives are available upon request.

本简历仅供请求方机密审阅。所有事实陈述均按国际核验标准建档。公开来源、政府公告、国际事务所原始设计文件及省级企业档案均可应需提供。