

# Daxuan Zhao

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## Present Position

School of Business, Renmin University of China

Assistant Professor of Real Estate and Finance, from 2015.

Center for City and Real Estate Studies, National Academy of Development and Strategy, Renmin University of China

Deputy Director, from 2017.

## Previous Employment

Agency of Science, Technology and Research, Singapore

Research Scientist, 2014-2015.

Institute of Real Estate Studies, National University of Singapore

Research Associate, 2012-2013; Research Fellow, 2013-2014.

University of California, Los Angeles

Visiting Scholar, 2012.

## Education

Ph.D. in Real Estate, National University of Singapore, 2013.

M.Sc. in Economics, Nanjing University, China, 2008.

B.Sc. in Physics, Nanjing University, China, 2005.

## Research Interests

Real Estate; Household Finance; Urban Economics; Environmental Economics; China Economy

## Publications

“Impact of Foreclosure Laws on Mortgage Loan Supply and Performance” with Tien Foo Sing and Yonglin Wang, *Journal of Real Estate Finance and Economics*, forthcoming.

“Air Pollution, Economic Spillovers and Urban Growth in China” with Tien Foo Sing, *Annals of Regional Science*, 2017, 58(2), 321-340.

“Corporate Real Estate Ownership and Productivity Uncertainty” with Tien Foo Sing, *Real Estate Economics*, 2016, 44(2), 521-547.

“Water Pollution Progress at Borders: The Role of Changes in China’s Political Promotion Incentives” with Matthew Kahn and Pei Li, *American Economic Journal: Economic Policy*, 2015, 7(4): 223-42.

“Foreign Liquidity and Ripple Effect to Singapore Housing Market” with Wen-Chi Liao, Li Ping Lim and Grace Khei Mie Wong, *Urban Studies*, 2015, 52(January), 138-158.

“Risk Attitude and Housing Wealth Effect” with Wen-Chi Liao and Tien Foo Sing, *Journal of Real Estate Finance and Economics*, 2014, 48(3), 467-491.

“Generalized Cross Entropy Method for Estimating Joint Distribution from Incomplete Information” with Hai-Yan Xu, Shyh-Hao Kuo, Guoqi Li, Erika Fille T. Legara and Christopher Monterola, *Physica A: Statistical Mechanics and its Applications*, 2016, 453(July), 162–172.

“Entropy Based Modelling for Estimating Demographic Trends” with Guoqi Li, Yi Xu, Shyh-Hao Kuo, Hai-Yan Xu, Nan Hu, Guangshe Zhao and Christopher Monterola, *PLoS ONE*, 2015,10(9): e0137324. DOI: 10.1371/journal.pone.0137324.

### **Seminars/Conferences/Invited Presentations**

2017: AREUEA-ASSA, Chicago; Jinan University, IESR, Guangzhou; Workshop on Finance, Renmin University, Beijing; Workshop on Regional, Urban and Spatial Economics, Xiamen University, Xiamen; Urban and Real Estate Symposium, Guangzhou; School of Finance, Nankai University, Tianjin; Asia Real Estate Society Conference Annual Conference and Global Chinese Real Estate Congress Conference, Taichung, Taiwan; China Association of Environmental and Resource Economist Conference, Beijing; School of Finance, Zhongnan University of Economics and Laws, Wuhan; School of Economics, Shanghai University of Finance and Economics, Shanghai; Urban Economics Conference, Singapore Management University, Singapore.

2016: “The Rise of the City in China” Workshop, Penn Wharton China Center, Beijing; “Green Cities in Asia” Workshop, Tsinghua University, Beijing; National Development School, Peking University, Beijing; China Economist Society, PKU, HSBC Business School, Shenzhen; Workshop on Regional, Urban and Spatial Economics, SWUFE, Chengdu; Frontier Business Research, Renmin University of China, Beijing.

2015 and before: Macroeconomics Workshop, Renmin University of China, Beijing, 2015; Workshop on Regional, Urban and Spatial Economics, Fudan University, Shanghai, 2014; Asia Real Estate Society Conference, Kyoto, 2013; Global Chinese Real Estate Congress Conference, Beijing, 2013; Pacific Rim Real Estate Society Conference, Adelaide, 2012; National University of Singapore, IRES, 2012; National University of Singapore, DRE, 2011; Asia Real Estate Society Conference, Kaohsiung, 2010.

### **Research Grants**

National Natural Science Foundation of China Youth Research Grant (NSFC71704182) 2017, 180,000RMB.

Lincoln Institute Center for Urban Development and Land Policy Research Grant, 2017, 80,000RMB.

Faculty Startup Fund from Renmin University of China (16XNF022), 2016, 50,000 RMB.

Oversea PhD Faculty Startup Fund from Renmin University of China, 2016, 30,000 RMB.

### **Referee**

*Journal of Public Economics; Journal of Comparative Economics; Environment and Development Economics; Journal of Housing Economics; Journal of Economic and Social Geography; Economics of Governance; Journal of Property Research*

### **Memberships**

AREUEA, AEA, AFA

### **Teaching**

Advanced Microeconomics (Postgraduate Level, Renmin University of China)

Financial Management (Undergraduate Level, English Taught, Renmin University of China)

Real Estate Investment (Undergraduate Level, National University of Singapore)

### **Public Media Publication**

财经杂志, 《拆迁补偿不可“伪善”》, 2016年7月11日

Harvard Business Review, “The More Climate Skeptics There Are, the Fewer Climate Entrepreneurs”, March 16, 2017.

### **Honors and Awards**

Best Paper Award in Global Chinese Real Estate Society Annual Meeting, 2017.

President's Graduate Fellowship in National University of Singapore, 2011.

Research Scholarship in National University of Singapore, 2008-2012.

Excellence Fellowship for Postgraduate Students in Nanjing University, 2005-2008.

Excellence Fellowship for Undergraduate Students in Nanjing University, 2001-2005.

### **Personal**

Male; Born in 1982; Married, Two sons

*Update: Sep, 2017*