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花 樣 年

FANTASIA

Fantasia Holdings Group Co., Limited

花樣年控股集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01777)

PROPOSED ISSUE OF USD DENOMINATED SENIOR NOTES

The Company proposes to conduct an international offering of USD denominated senior notes.

The pricing of the Notes, including the aggregate principal amount, the Offer Price and the interest rate, will be determined through a book building exercise to be conducted by UBS, Guotai Junan International and Haitong International, as the joint lead managers and the joint bookrunners of the Proposed Notes Issue. Upon finalising the terms of the Notes, it is expected that UBS, Guotai Junan International, Haitong International and the Company, among others, will enter into the Purchase Agreement.

The Company intends to use the proceeds of the Notes to refinance certain of its existing indebtedness. The Company may adjust the foregoing plans in response to changing market conditions and, thus, reallocate the use of proceeds.

Application will be made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained in this announcement. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Company, the Subsidiary Guarantors, the JV Subsidiary Guarantors (if any) or any other subsidiary or associated company of the Company, the Notes, the Subsidiary Guarantees or the JV Subsidiary Guarantees.

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company.

A further announcement in respect of the Proposed Notes Issue will be made by the Company should the Purchase Agreement be signed.

THE PROPOSED NOTES ISSUE

Introduction

The Company proposes to conduct an international offering of USD denominated senior notes.

The pricing of the Notes, including the aggregate principal amount, the Offer Price and the interest rate, will be determined through a book building exercise to be conducted UBS, Guotai Junan International and Haitong International, as the joint lead managers and the joint bookrunners of the Proposed Notes Issue.

As at the date of this announcement, the amount, terms and conditions of the Proposed Notes Issue have yet to be determined. Upon finalising the terms of the Notes, it is expected that UBS, Guotai Junan International, Haitong International and the Company, among others, will enter into the Purchase Agreement. The Company will make a further announcement in respect of the Proposed Notes Issue upon the signing of the Purchase Agreement.

The Notes and the Subsidiary Guarantees have not been, and will not be registered, under the Securities Act or any state securities laws and, unless so registered, may not be offered or sold within the United States and may only be offered, sold or delivered outside the United States in offshore transactions in reliance on Regulation S under the Securities Act. Accordingly, the Notes are being offered and sold only outside the United States in offshore transactions in reliance on Regulation S. None of the Notes will be offered to the public in Hong Kong.

Information of the Company and Reasons for the Proposed Notes Issue

The Company is a leading property developer and property related service provider in China. For nine consecutive years from 2009 to 2017, we have members of our Group ranked among the China Top 100 Real Estate Developers (中國房地產百強企業) and the China Top 100 Property Management Companies (中國物業服務百強企業) by the China Real Estate Top 10 Research Team (中國房地產Top 10研究組). The Company were also ranked among the China Real Estate Top 100 Listed Companies (中國房地產上市公司百強) in 2011 and the Top 50 China Real Estate Listed Companies in terms of Comprehensive Strength (中國房地產上市公司綜合實力五十強) in 2012 and 2014 by the China Real Estate Research Institute, China Real Estate Association and China Real Estate Assessment Center. In 2014, we were granted the title of the “Innovative Enterprise in China Real Estate Community Service Model” (中國房地產社區服務模式創新企業) in the first Annual Meeting of Community Responsibility in China Real Estate (中國房地產社區責任年會) cum the sixth Annual Meeting of the New Trends in China Property (中國地產新趨勢年會), jointly held by institutions including China Foundation for Poverty Alleviation (中國扶貧基金會) and China Real Estate Chamber of Commerce (全聯房地產商會) and were selected as the “Enterprise with Highest Brand Value in Shenzhen Real Estate” (深圳房地產最具品牌價值企業) by Shenzhen Real Estate Association (深圳市房地產業協會). In April 2015, Shenzhen Fantasia Business Management Company Limited was awarded the honour of the “Best Chinese Commercial Real Estate Operator” (中國商業地產最佳營運商) in the Adjudication and Selection of Golden Coordinate on “the Tenth Chinese Commercial Real Estate Festival” (第十屆中國商業地產節), and the “China Community Commercial Operation Innovation Prize” (中國社區商業運營創新獎) on the Twelfth Chinese Commercial Real Estate Industry Development Forum held in Shanghai. In May 2015, Shenzhen Fantasia International Property Services Co., Ltd., Chengdu Branch (深圳市花樣年國際物業服務有限公司成都分公司) was awarded the honour of the “Model Enterprises for Urban Water Conservation in Chengdu 2014” (成都市2014年度城市節水工作先進單位). In June 2015, Colour Life Services Group Co., Limited under Fantasia Group was awarded the honour of the “Top 10 in Top 100 Comprehensive Property Services Enterprises 2015” (2015物業服務百強綜合TOP 10), the “Leading Enterprises of Satisfaction in Top 100 Property Services Companies 2015” (2015中國物業服務百強滿意度領先企業), the “Top Enterprise with the Largest Area of Residential Properties under Management in the World at the end of 2014” (2014年底物業居住管理面積全球最大), and the “Top 10 Growth Enterprises in Top 100 Property Services Companies 2015” (2015物業服務百強企業成長性TOP 10) by China Real Estate Top 10 Research Team. In addition, Colour Life Services Group ranked the top of “Top 10 Growth Enterprises in Top 100 Property Services Companies 2015” with its prevailing edges. In July 2015, Fantasia Holdings Group Co., Limited was awarded the honour of the “Award of Contribution to Community Service Industry 2015” (2015年度社區服務行業貢獻大獎) at the 15th Annual Conference of BOAO 21st Century Real Estate Forum. Home E&E Group under Fantasia Group was awarded the honour of the “Award of Innovation in Commercial Community Operation 2015” at the 15th Annual Conference of BOAO 21st Century Real Estate Forum in July 2015, and the “Award of Innovation in Resort Properties Operation 2015” in the Adjudication and Selection of China Real Estate Fashion Award in August 2015. In December 2015, Fantasia Group was awarded the honour of the “Award of Innovation in Community Services” (社區服務創新獎), an innovation award of China Real Estate Value Report in the CBN China Real Estate Annual Summit 2015. In June 2016, in the 2016 China Top 100 Property Service Companies Report (2016中國物業服務百強報告) jointly published by China Property Management Association (中國物

業管理協會) and China Index Academy (中國指數研究院), Colour Life Service Group Co., Ltd. (彩生活服務集團有限公司), was ranked sixth in the “2016 China Top 10 Property Service Companies in Overall Strength” (2016中國物業服務百強企業綜合實力Top 10). The Company first commenced its property development business in Shenzhen in 1996. Leveraging its broad experience and capabilities, the Company has successfully expanded into, and currently focus its real estate activities in the Chengdu-Chongqing Economic Zone, the Pearl River Delta region, the Yangtze River Delta region and the Beijing-Tianjin metropolitan region, four of the fastest-growing economic regions in China, and have recently expanded into and plan to also focus on Central China.

The Company intends to use the proceeds of the Notes to refinance certain of its existing indebtedness. The Company may adjust the foregoing plans in response to changing market conditions and, thus, reallocate the use of proceeds.

Listing

Application will be made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained in this announcement. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Company, the Subsidiary Guarantors, the JV Subsidiary Guarantors (if any) or any other subsidiary or associated company of the Company, the Notes, the Subsidiary Guarantees or the JV Subsidiary Guarantees.

No listing of the Notes has been, and will be, sought in Hong Kong.

GENERAL

As no binding agreement in relation to the Proposed Notes Issue has been entered into as at the date of this announcement, the Proposed Notes Issue may or may not materialise. Investors and shareholders of the Company are urged to exercise caution when dealing in the securities of the Company.

A further announcement in respect of the Proposed Notes Issue will be made by the Company should the Purchase Agreement be signed.

DEFINITIONS

In this announcement, the following expressions shall have the meanings set out below unless the context requires otherwise:

“Board”	the board of Directors
“China” or “PRC”	the People’s Republic of China, excluding Hong Kong, Macao Special Administrative Region of the People’s Republic of China and Taiwan for the purpose of this announcement

“Company”	Fantasia Holdings Group Co., Limited, a company incorporated in the Cayman Islands with limited liability, the shares of which are listed on the main board of the Stock Exchange
“Directors”	the directors of the Company
“Group”, “we”, “our” and “us”	the Company and its subsidiaries
“Guotai Junan International”	Guotai Junan Securities (Hong Kong) Limited, one of the joint lead managers and joint bookrunners in respect of the offer and the sales of the Notes
“Haitong International”	Haitong International Securities Company Limited, one of the joint lead managers and joint bookrunners in respect of the offer and the sales of the Notes
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“JV Subsidiary Guarantees”	limited recourse guarantees given by the JV Subsidiary Guarantors on the Notes
“JV Subsidiary Guarantors”	Subsidiary Guarantors that in the future provide JV Subsidiary Guarantees
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange
“Notes”	the USD denominated senior notes to be issued by the Company subject to the terms and conditions of the Purchase Agreement
“Offer Price”	the final price at which the Notes will be sold
“Proposed Notes Issue”	the proposed issue of the Notes by the Company
“Purchase Agreement”	the purchase agreement proposed to be entered into between, among others, the Company, UBS, Guotai Junan International and Haitong International in relation to the Proposed Notes Issue
“Securities Act”	the United States Securities Act of 1933, as amended
“SGX-ST”	Singapore Exchange Securities Trading Limited
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subsidiary Guarantees”	the guarantees provided by the Subsidiary Guarantors in respect of the Notes

“Subsidiary Guarantors”	the subsidiaries of the Company which guarantee the Notes
“UBS”	UBS AG Hong Kong Branch, one of the joint lead managers and joint bookrunners in respect of the offer and the sales of the Notes
“United States”	the United States of America
“USD”	United States dollar(s)
“%”	per cent

By order of the Board
Fantasia Holdings Group Co., Limited
Pan Jun
Chairman

Hong Kong, 1 March 2018

As at the date of this announcement, the executive Directors are Mr. Pan Jun, Ms. Zeng Jie, Baby, Mr. Lam Kam Tong and Mr. Deng Bo; the non-executive Directors are Mr. Li Dong Sheng and Mr. Liao Qian and the independent non-executive Directors are Mr. Ho Man, Mr. Huang Ming, Dr. Liao Jianwen, Ms. Wong Pui Sze, Priscilla, JP and Mr. Guo Shaomu.