

2009.12 Monthly Newsletter

花样年控股集团有限公司

Fantasia Holdings Group Co., Limited

(Established under the laws of the Cayman Islands with limited liability)

Stock Code: 1777 HK

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Fantasia Holdings Group Co., Limited (Fantasia Holdings for short in the following context) is a leading property developer and property related service provider in China. Our target customers are affluent middle- to upper-class individuals and families and high-growth small- to medium-sized enterprises. Fantasia Holdings focuses our real estate activities in four of the fastest-growing economic regions in China, namely the Chengdu-Chongqing Economic Zone, the Pearl River Delta region, the Yangtze River Delta region and the Beijing-Tianjin metropolitan region. We have a total of 29 projects at various stages of development in 7 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou and Yixing.

Latest News

12.09

On Dec. 9, Fantasia Holdings entered into a "Strategic Cooperation Agreement" with China Construction Bank Corporation ("CCB") to further strengthen their well-established long-term relationship. According to the agreement, the Shenzhen branch of CCB will offer a credit line of RMB 20 billion to Fantasia Holdings in the next 5 years to support Fantasia Holdings' business development. The banking facility will cover property development loans, mortgage loans for commercial properties, bridging loans, loans for M&As, etc. Fantasia Holdings has already gained the support of a number of banking corporations for its proven track record with respect to rapid business development and good corporate reputation. Amongst them, China Everbright Bank granted a credit line of RMB 2 billion to Fantasia Holdings in late November 2009.



12.10

On Dec. 10, Fantasia Holdings entered into an agreement with Shenye Pengji (Group) Co., Limited for the transfer of the land use right of the Pengji Times Enterprise Incubation Park in Shenzhen. A signing ceremony was held at Shenzhen Land and Property Trading Centre on that day. The project is conveniently located at the commercial and cultural center of Nanshan District which features a combination of nature, ecological life and commerce. The total site area, planned GFA and saleable GFA of the entire Pengji Times Enterprise Incubation Park amounted to 29,546 sq.m, 87,638 sq.m and 73,466 sq.m respectively. This project is expected to be another project of urban complexes of the Group after the tallest landmark project of Hailrun Plaza and the largest project of Meinian International Plaza successfully developed in Chengdu, the projects of Hailrun Center and Future Plaza successfully developed in Shenzhen, and the project of Hailrun Plaza successfully developed in Tianjin.

01.06

In July 2009, Fantasia Holdings set up a wholly-owned subsidiary-- Ningxia Hui Nationality Autonomous Region Xinshengji Construction Co., Ltd and the Xinshengji Construction company was granted a Class III qualification for general construction contractor for house and building projects on Jan. 6, 2010. The founding of the new construction company is expected to further improve our ability in overall cost planning and management in the field of project development.

235.2%

For the year ended Dec. 31, 2009, Fantasia Holdings recorded a total revenue of close to RMB 4 billion, representing a year-on-year growth of about 235.2%, principally comprising of:

(1) For the sector of property development, a total transaction amount of approximately RMB3.79 billion and achieved contracted sales of approximately RMB 3.747 billion, representing a year-on-year growth of about 210.4% and 248.5% respectively; and

(2) For the sectors of property management, property agency and brokerage, Fantasia Holdings recorded a total revenue of approximately RMB149 million, representing a year-on-year growth of about 51.7%.

Stock Information (As at Dec. 31, 2009)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 2.15	HKD 10.479 billion	1,475 million shares

IR Contact

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Information about property development



Chengdu Hailun Plaza

Chengdu Fantasia Town phase 1.1

Completed projects (For the Year Ended Dec. 31, 2009)

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for investment
				To be Contracted	Contracted	
Shenzhen 1	Meinian Plaza	87,638	73,466	36,733	0	36,733
1	Love Forever phase 4	52,445	48,357	0	48,357	0
2	Love Forever phase 5	50,446	30,896	0	30,896	0
Chengdu 3	Chengdu Fantasia Town phase 1.1	109,892	105,962	24,493	81,469	0
4	Chengdu Hailun Plaza	132,218	114,787	24,494	69,963	20,331
5	Grand Valley phase 1.2	61,800	61,799	7,946	53,853	0
Total		494,439	435,267	93,666	284,538	57,064

Note1: Completed projects means those completed in 2009, not including those completed before 2009;

Note 2: Contracted areas means the project's total areas of contracted sales;

Note 3: The total saleable areas and the sale areas for Chengdu Love Forever phases 4 and 5 refer to the residential part, not including the commercial part and the parking spaces.

Note 4: Shenzhen Meinian Plaza (namely, the Pengji Times Enterprise Incubation Park in Shenzhen) is completed but has not yet entered into pre-sales. Areas held for sale is expected to be 50% of the total saleable areas and the actual exact figure is up to the final pre-sale permit.

Projects under development (For the Year Ended Dec. 31, 2009)

units:sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for investment
				To be Contracted	Contracted	
Shenzhen 1	Love Forever	132,336	100,441	80,262	20,179	0
Chengdu	1 Future Plaza	245,248	235,246	235,246	0	0
	2 Grand Valley phase 2.1.1	16,836	16,836	16,004	832	0
	3 Mont Conquerant phase 1	50,560	48,176	38,619	9,557	0
	4 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	106,674	3,694	0
	5 Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	338,446	74,347	0
Tianjin 1	Tianjin Hailun Plaza	131,341	26,946	2,103	24,843	0
Yixing 1	Town on the Water	41,432	40,240	17,817	15,328	7,095
Dongguan 1	Mont Conquerant	142,928	116,899	98,804	18,095	0
Total		1,298,734	1,107,945	933,975	166,875	7,095

Note 1: Contracted areas means the project's total areas of contracted sales;

Note 2: Chengdu Future Plaza is under development but has not yet entered into pre-sales.



Dongguan Mont Conquerant



Shenzhen Love Forever



Chengdu Future Plaza



Suzhou Taihu project

Projects to be developed ((For the Year Ended Dec. 31, 2009)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sqrm)	Land Cost/GFA (RMB/ Sqm)
Chengdu	1 Meinian International Plaza (all phases except phases 1.1-1.3)	New and Hi-tech zone in the south city	Office,commercial,hotel and parking spaces	100%	449,845	669
	2 Fantasia Town (all phases except phases 1.2 & 2)	Wenjiang District	Residential,commercial and parking spaces	100%	370,149	81
	3 Mont Conquerant (all phases except phase 1)	Xinjin County	Residential,commercial,hotel and parking spaces	100%	296,383	825
	4 Grande Valley (all the remaining phases)	Pujiang County	Residential and commercial	100%	1,525,251	296
	subtotal				2,641,628	---
Shenzhen	1 Futian Free Trade Zone Project	Futian District	Warehousing	100%	67,908	2179
	subtotal				67,908	---
Huizhou	1 Endless Blue	Huangyuchong, Daya Bay	Residential,commercial and parking spaces	100%	168,545	312
	2 Huiyang project	Beside bus terminal, Huinan rd	Residential,commercial and parking spaces	100%	586,000	423
	subtotal				754,545	---
Tianjin	1 Yingcheng	South of the Yingcheng reservoir, Hangu District	Residential, office and commercial	100%	168,339	766
	subtotal				168,339	---
(Note1) Suzhou	1 Suzhou Taihu project	Taihu national Tourism Vacation zone	Residential and parking spaces	---	533,121	1473
	subtotal				533,121	---
	total				4,165,541	---

Note 1: Suzhou project is under framework agreement. We have paid Suzhou CITIC RMB 423 million as part of the consideration. The project is expected to be put on listing for transfer in Jan. 2010.

Projects under framework agreements (Ended Dec. 31, 2009)

	List of Projects	location	positioning	Equity Interest expected	Total GFA(Sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Successfully started and an amount of RMB50 million paid for resettlement; the first phase of resettlement planned to be completed by the Spring Festival
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique residence	100%	996,531	The mobilization for resettlement, land requisition and compensation is finished. The conceptual design is finished internally and is expected to submit for government's approval in January 2010.
Beijing	Tongzhou Project	Xinhua Ave, Tongzhou District	Urban complex	100%	55,000	The project is under evaluation of resettlement. Fantasia Holdings is also seeking for other appropriate projects in Beijing.
		total			4,968,863	

Information about property management

type	region	2009 quantity	2009 Areas under management contracts(Sq.m)
Projects under full management service	Shenzhen	119	5,227,179
	Chengdu	21	3,268,022
	Huizhou	16	1,912,220
	Dongguan	9	395,052
	Others	0	0
	Subtotal	165	10,946,614
Projects under advisory service	Shenzhen	7	1,062,642
	Chengdu	2	306,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,131,610
	Subtotal	20	2,846,058
total		185	13,792,672

Honors and Awards



Top 10 Brand Value of Property Consultancy and Agency Companies in South China in 2009

In Dec. 2009, our subsidiary Shenzhen Xingyan Property Consultancy Co., Ltd won the award of Top 10 Brand Value of Property Consultancy and Agency Companies in South China in 2009 by the China Real Estate Top 10 Research Team.

Buildings with the Top Value of Investment in Tianjin in 2009

In Dec. 2009, Tianjin Hailun Plaza won the award of Buildings with the Top Value of Investment in Tianjin in 2009 by E-house(China), Sina.com, and China Property Information Group.

Marketing Planner (Planning Team) by the South Metropolitan Daily.

In Dec. 2009, the General Manager of our subsidiary Dongguan Fantasia Real Estate Investment Co., Ltd, Mr. Jin Jianglin won the honor of the Outstanding Marketing Planner (Planning Team) by the South Metropolitan Daily.

Disclaimer

Since some discrepancies exist between business statistics and accounting statistics and various uncertainties exist in the course of sales, there may be some discrepancies between the specific information herein and those which may be revealed in our annual report for the year 2009 and the interim report for the year 2010. As a result, the information contained herein is just for investors' reference.