

2010.03 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") 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 31 projects at various stages of development in 9 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi and Dali.

Latest News

Fantasia Holdings issued the Annual Report of 2009 on Mar.22, 2010. A brilliant performance was set forth below:

1. Net profit of the Group reached RMB 373 million. Excluding the revenue contributed by the movement of fair value of investment properties and net of the effect on relevant taxation and minority interests, the net profit contributed by the core business of the Group reached RMB361 million, representing a year-on-year growth of about 330%, which was much higher than estimation while IPO.
2. EPS reached RMB 0.1, representing a year-on-year growth of about 328%;
3. Total revenue reached RMB 2,459 million, representing a remarkable year-on-year growth of about 109.4%;
4. The Board proposed the payment of a final dividend of HK1.75 cents per share to share the achievement during 2009 with each and every investor.

328%

31.0%

In Mar. 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 221.51 million, representing a year-on-year growth of about 67.2%. The accumulated contracted sales amount for the year of 2010 is RMB 470.91 million, representing a year-on-year growth of about 41.5%.

As at Mar. 31, 2010, Fantasia's total landbank amounted to 10.78 million square meters, and the attributable landbank amounted to 10.64 million square meters. Of these, the landbank with land use right titles and that under framework agreement are 5.62 million and 5.02 million square meters respectively.

1,078

21.7% In Mar. 2010, the business of the segments of property management and property agency services recorded a year-on-year growth of 21.7%.

In Mar. 2010, Chengdu Grand Valley phase 2.1 obtained the construction works commencement permits for section 2, with newly increased area under construction for Grand Valley phase 2.1 in Mar standing at 8,111 sq.m. As at Mar.31, 2010, Chengdu Grand Valley phase 2.1 is fully under construction and the total area under construction was 79,958 sq.m. It is planned to be completed in Dec 2010.

79,958

Dongguan Mont Conquerant phase 1 has finished completion acceptance for the first lot of residential buildings numbered 11-27 and obtained the Filing Record for Completion Acceptance issued by Construction Bureau of Dongguan.

11-27#

Stock Information (As at Mar.31, 2010)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 1.72	HKD 8.383 billion	1,475 million shares

IR Contact

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Information about Property Development



Grand Valley phase

Projects Completed & under Sales (As at Mar. 31, 2010)

unit: sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen	1 Future Plaza	74,348	60,590	4,545	56,045	0
	2 Flower Harbor	27,033	22,402	993	21,084	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 No.3 Warehouse	12,571	12,571	0	0	12,571
Chengdu	1 Love Forever	354,967	328,361	35,342	293,019	0
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailrun Plaza	132,218	114,787	17,669	76,787	20,331
	4 Grand Valley phase 1.1	50,839	50,635	7,868	42,767	0
	5 Grand Valley phase 1.2	61,631	61,616	7,008	54,608	0
Total		911,137	830,344	134,630	626,102	69,612

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at Mar. 31, 2010.

Note 2: Contracted areas refer to the project's total areas with sales contracts.

Note 3: Areas held for sale refer to the saleable areas with the purpose for sale but without entry of sales contracts.

Note 4: Shenzhen Meinian Plaza (namely the Pengji Times Enterprise Incubation Park in Shenzhen) was completed but has yet to be entered into pre-sale period. The area held for sale is expected to be 50% of the total saleable area and the actual exact figure is based upon the final pre-sale permit and property ownership certificate that would be obtained.

Note 5: Shenzhen Meinian Hotel (namely Shenzhen No.3 Warehouse project) is planned to be held for hotel purpose upon government approval.



Mont Conquerant

Projects under Development (As at Mar. 31, 2010)

unit: sq.m

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
Shenzhen 1	Love Forever	132,336	100,441	54,715	46,117	0
Chengdu	1 Future Plaza	245,248	235,246	235,246	0	0
	2 Grand Valley phase 2.1.1	79,958	79,958	70,661	1,185	0
	3 Mont Conquerant phase 1	50,560	48,176	37,757	10,419	0
	4 Mont Conquerant phase 2 section 1	12,699	12,699	12,699	0	0
	5 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	104,606	7,445	0
	Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	330,965	86,682	0
Tianjin 1	Tianjin Hailrun Plaza	131,341	79,051	53,602	29,527	0
Yixing 1	Town on the Water	41,432	40,240	16,676	17,437	7,095
Dongguan 1	Mont Conquerant	142,928	116,899	98,804	18,095	0
Total		1,374,555	1,235,871	1,011,869	216,907	7,095

Note 1: Contracted areas refer to the project's total areas with sales contracts;

Note 2: Areas held for sale refer to the saleable areas with the purpose for sale but without entry of sales contracts.

Note 3: Chengdu Future Plaza is under development but has yet to be entered into pre-sales.

Projects to be Developed (As at Mar. 31, 2010)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sqm)	Total Land Cost /Total GFA (RMB/ Sqm)	
Chengdu	1	Meinian International Plaza (all phases except phases 1.1-1.3)	New and Hi-tech zone in city south	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 and phase 2 section 1)	Xinjin County	Residential,commercial, hotel and parking spaces	100%	283,685	825
	4	Grand Valley (all the remaining phases)	Pujiang County	Residential and commercial	100%	1,462,129	296
	subtotal					2,565,808	—
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	Close to bus terminal, Huinan Road	Residential, commercial and parking spaces	100%	586,000	423
	subtotal					754,545	—
Tianjin	1	Yingcheng	South of Yingcheng reservoir, Hangu District	Residential, office and commercial	100%	168,339	766
	subtotal					168,339	—
Suzhou	1	Suzhou Taihu project	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	533,121	1,473
	subtotal					533,121	—
Wuxi	1	Wuxi project	Junction of Jincheng Road and Chunyang Road	Residential, commercial and infrastructure construction	100%	222,606	2,314
	subtotal					222,606	—
Yunnan	1	Dali project	Xiaguan Town	Residential, commercial and infrastructure construction	100%	64,488	808
	subtotal					64,488	—
total					4,376,815	—	

Projects under Framework Agreements (As at Mar. 31, 2010)

	List of projects	Location	Positioning	Expected Equity Interest	Total Planned GFA (Sqm)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Successfully kicked off and an amount of RMB100 million was paid for resettlement. Resettlement completed in general. The development is in progress.
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique residence	100%	996,531	Mobilization for resettlement, land requisition and compensation was completed. Conceptual design has been finished internally and been submitted for government approval.
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.
Suzhou	Taihu hotel project	Taihu National Tourism Vacation Zone	Hotel	100%	56,254	The preliminary design was finished and to be submitted for approval.
		Total			5,025,117	

Information about Property Management/Property Agency Services

Information about Property Management (As at Mar. 31, 2010)

Type	Region	Quantity	Areas under Management Contracts(Sqm)
Projects under Full Management Service	Shenzhen	126	5,451,541
	Chengdu	20	3,275,325
	Huizhou	16	1,912,220
	Other areas in Guangdong: Dongguan, Zhuhai, Yangjiang	9	395,052
	Subtotal	171	11,048,900
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,131,610
	Subtotal	21	2,966,058
Total		192	14,014,958

Information about Property Agency Services (As at Mar.31, 2010)

Number of Projects	GFA('000 Sqm)	Total Revenue (RMB:'000 yuan)
28	231	44,034

Note 1: All the above data were the year-to-date data as at the end of Mar. 2010.

Note 2: Total Revenue refers to the revenue of projects sold instead of the fee we have got via property agency services.

Honors and Awards



Company

Fantasia Group (China) Co., Ltd won the award of 2010 China Top 100 Real Estate Developers by China Real Estate Top 10 Research Team;
Fantasia Group (China) Co., Ltd won the award of 2010 China Low-Carbon Real Estate Developers' Model by China Real Estate Association and China Index Academy;
Our Chairman and CEO Mr.Pan won the award of 2010 China Real Estate Low-Carbon Pioneer by China Real Estate Association and China Index Academy;
Fantasia (Chengdu) Development Co., Ltd. won the award of Top 10 Famous Real Estate Developers in Chengdu in 2009 by Chengdu Business Daily;
Fantasia Chengdu Ecological Tourism Development Co.,Ltd won the award of 2009 Chengdu Buildings/City Operation by Chengdu Business Daily;
Shenzhen Xingyan Property Consultancy Co., Ltd Chengdu Branch won the award of 2009 Chengdu Building Promotion & Plan by Chengdu Business Daily;
Shenzhen Fantasia Property Management Co., Ltd won the award of the Most Media-friendly Company for the Past 10 Years for the Golden Banyan Prize by Nanfang Daily Media Group.

Projects

Shenzhen Meinian Plaza won the award of the Best Garden-style Business Complex in South China in China Real Estate Index System in 2010 by China Real Estate Association and China Index Academy;
Shenzhen Love Forever won the award of 2010 China Low-Carbon Model buildings by www.sofun.com and the Committee of the 10th China Real Estate Development Annual Meeting;
Shenzhen Meinian Plaza won the award of 2010 China Low-Carbon Model buildings by www.sofun.com and the Committee of the 10th China Real Estate Development Annual Meeting;
Shenzhen Funian Plaza won the award of 2010 China Low-Carbon Model buildings by www.sofun.com and the Committee of the 10th China Real Estate Development Annual Meeting;
Hailrun Plaza won the award of Buildings with the Top Value of Investment in Chengdu in 2009 by Chengdu Business Daily;
Meinian International Plaza won the award of Buildings with the Top Value of Investment in Chengdu in 2009 by Chengdu Business Daily;
Chengdu Mont Conquerant won the award of the Most Influential Top-end Property in Chengdu in 2009 by Chengdu Business Daily.

Disclaimer

Our monthly newsletter is provided to the investors and other relevant parties for our business update, but there might be discrepancies existed between the information carried here and the data in our annual and interim reports for reasons not limited to the following: (1) all the above financial data is unaudited, which may be different from those audited due to different accounting judgment and estimation; (2) all the above operation data may change during the whole operation and financial period due to the uncertainty in sale and operation, etc. As a result, this monthly newsletter is for your reference only, and please be reminded of the aforesaid potential discrepancies when you refer to those information.

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