

2010.05 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 32 projects at various stages of development in 9 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi and Dali .

Latest News

On May 19, 2010, Fantasia Holdings announced that the Company, at a total consideration of RMB 116.6 million, successfully won the bid for a piece of land on the southern side of East River Road in Hexi District in Tianjin with a total land area and gross floor area of 15.4 thousand and 64.2 thousand square meters respectively. This piece of land, identified as Jinxi Chentang (listing) (津西陈塘(挂)) No. 2010-076, is planned to be developed into an urban complex project integrating uses for office and creative industries. With easy transport access and well developed peripheral facilities, this site is located in the heart of the city of Tianjin and at the newly comprehensive municipal zone developed as a priority by the Hexi district government.

1.116

120

On May 5, 2010, Fantasia Holdings Group announced that the Company successfully completed the issuance of guaranteed senior notes in the aggregate principal amount of US\$120 million. The notes will mature on May 12, 2015 and will bear interest at a rate of 14% per annum. Citigroup Global Markets Inc., Merrill Lynch International and UBS AG are the joint lead managers and joint bookrunners of the offer and sale of the notes. On May 12, the notes were listed on the Singapore Exchange.

In May 2010, Fantasia Holdings recorded a contracted sales amount of approximately RMB 170.48 million, representing a year-on-year decrease of about 45%. The accumulated contracted sales amount for the year of 2010 is RMB 933.37 million, representing a year-on-year growth of about 8%.

93,337

1,308

As at May 31, 2010, Fantasia's total landbank amounted to 13.18 million sq.m, and the attributable landbank amounted to 13.05 million sq.m. Among the former, the landbank with land use right titles and that under framework agreement were 5.91 million and 7.27 million sq.m respectively.

As at May 31, 2010, the business of the sectors of property management and property agency services recorded a year-on-year growth of 13.5%.

13.5%

Stock Information (As at May 31, 2010)

Price per Share	Market Capitalization	Amount of Tradable Shares
HKD 1.22	HKD 5.946 billion	1,475 million shares

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Information about Property Development



TianJin Hailun Plaza

Projects Completed & under Sales (As at May 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	3,635	56,955	0
	2 Flower Harbor	27,033	22,402	993	21,409	0
	3 Meinian Plaza	87,638	73,420	36,710	0	36,710
	4 Meinian Hotel	12,571	12,571	0	0	12,571
Dongguan	1 Mont Conquerant phase 1	19,945	19,885	1,790	18,095	0
Chengdu	1 Love Forever	354,967	328,361	0	293,899	34,462
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailun Plaza	132,218	114,787	11,606	82,850	20,331
	4 Grand Valley phase 1.1	50,839	50,635	5,629	45,006	0
	5 Grand Valley phase 1.2	61,631	61,616	3,776	57,840	0
Total		931,082	850,229	88,594	657,561	104,074

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



Yixing Project

Projects under Development (As at May 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	54,193	46,248	0
Chengdu	1 Future Plaza	243,839	235,246	235,246	0	0
	2 Grand Valley phase 2.1	79,958	79,958	77,518	2,440	0
	3 Mont Conquerant phase 1	50,560	48,176	36,947	11,229	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	96,702	13,666	0
	Chengdu Meinian International Plaza (phases 1.1-1.3)	424,440	412,793	307,503	105,290	0
Tianjin 1	Tianjin Hailrun Plaza	131,341	79,051	43,435	35,616	0
Yixing 1	Town on the Water	41,432	40,240	13,537	19,608	7,095
Dongguan 1	Mont Conquerant phase 2	122,983	97,014	97,014	0	0
Total		1,353,201	1,215,986	974,794	234,097	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 May 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	284
subtotal					2,565,808	—	
Shenzhen	1	Funian Plaza	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	Fantasia Town	Close to bus terminal, Huinan Road	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
	2	Chentang	Southern side of East River Road, Hexi District	Residential and commercial	100%	64,227	1,870
subtotal					232,566	—	
Suzhou	1	Suzhou Taihu project	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	533,121	1522
	subtotal					533,121	—
Wuxi	1	Wuxi project	Junction of Jincheng Road and Chunyang Road	Residential, commercial and infrastructure construction	100%	338,080	1,524
	subtotal					338,080	—
Yunnan	1	Dali project	Xiaguan Town	Residential, commercial and infrastructure construction	100%	64,488	808
	subtotal					64,488	—
total					4,556,516	—	

Projects under Framework Agreements (As at May 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	The resettlement and other work is in steady progress. The Pihua Road gained approval from local land and planning authorities.
Yunan	Yunnan project	Near the Butterfly Spring, Dali	Boutique residence	100%	996,531	Mobilization for resettlement, land requisition and compensation was completed. Conceptual design was submitted for government approval.
Beijing	Tongzhou Project	Xinhua Ave, Tongzhou District	Urban complex	100%	55,000	The project is still under framework agreement. 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 design was finished and pending for approval by experts.
Guilin	Gaohua project	Lingui New District Xicheng Blvd	Urban complex/ boutique residence	100%	2,243,808	An amount of RMB 200 million was paid as a deposit and another amount of RMB 300 million was paid for equity acquirement.
Total					7,268,925	

Information about Property Management/Property Agency Services

Information about Property Management (As at May 31, 2010)

Type	Region	Quantity	Areas under Management Contracts(Sqm)
Projects under Full Management Service	Shenzhen	127	5,471,527
	Chengdu	22	3,483,682
	Huizhou	17	1,951,219
	Other areas in Guangdong: Dongguan, Zhuhai, Yangjiang	10	579,193
	Subtotal	176	11,485,621
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	1	167,584
	Others	8	1,381,610
	Subtotal	21	3,216,058
Total		197	14,701,679

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

Number of Projects	GFA('000 Sqm)	Total Revenue (RMB:'000 yuan)
25	174	111,352

Note 1: All the above data were the year-to-date data by 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 won the award of 2010 China Top 50 Public Real Estate Developers by China Real Estate Testing and Evaluating Center, demonstrating that Fantasia Holdings has entered into the Top 50 China public real estate developers in the following 5 aspects combined: scale, profitability, operation, debt-paying and growth..

Projects

Chendu Tonghe won the award of Outstanding Taxpayer in 2009 by the committee and local government of Jinjiang District, Chengdu.

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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