

2010.09 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

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

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 35 projects at various stages of development in 10 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi, Dali and Guilin. This month newly added project is Noah project.

Latest News

69%

In September 2010, Fantasia Holdings recorded a contracted sales amount of RMB 467 million, representing a year-on-year increase of 69%, and 57% increase over last month. The accumulated contracted sales amount for the year 2010 was RMB2288.75 million, representing a year-on-year growth of 17%.

13.73

As at September 30, 2010, Fantasia's planned gross floor area of total land bank amounted to 13.73 million sqm, and the planned gross floor area of attributable land bank amounted to 13.61 million sqm. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 7.07 million and 6.66 million sqm, respectively.

As at September 30, 2010, Fantasia's property management and property agency services recorded a year-on-year decrease of 0.13 % and 10% increase over last month.

Stock Information (As at September 30, 2010)

Price per Share	Market Capitalization	Amount of Total Issued Shares
HKD 1.28	HKD 6,239 million	4,874 million shares

IR Contact

Executive Director: Mr. Huiming Feng	Executive Director & CFO: Mr. Alex Chan	IR Manager: Ms. Jing Zeng
Direct Line 86-755-83478909	Direct Line 86-755-83479322	Direct Line 86-755-82025345
Email:fenghm@cnfantasia.com	Email: alex@cnfantasia.com	Email:zj@cnfantasia.com

Information about Property Development



Shenzhen Meinian Plaza

Projects Completed & under Sales (As at September 30, 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	0	59,079	1,511
	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	295,259	33,102
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailrun Plaza	132,218	114,787	5,152	89,304	20,331
	4 Grand Valley phase 1.1	50,839	50,635	4,884	45,751	0
	5 Grand Valley phase 1.2	61,631	61,616	2,721	58,895	0
Wuxi	1 Tower on the Water	40,798	40,240	12,041	21,104	7095
Total		971,880	890,469	88,786	690,363	111,320

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at September 30, 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 sales contracts yet.

Note 4: Shenzhen Meinian Plaza was completed but has not yet entered into pre-sales. The area held for sale is expected to be 50% of total saleable area and the actual exact figure is up to the final pre-sale permit and property ownership certificate.

Note 5: Shenzhen Meinian Hotel (namely, Shenzhen No.3 Warehouse project) is planned to be held for the use as hotel after government's approval.



Tianjin Hailrun Plaza



Chengdu Meinian International Plaza

Projects under Development (As at September 30, 2010)

Project No.	List of projects	Total GFA	Total Saleable Areas	Areas Held for Sale		Areas Held for Investment and Hotel
				To be Contracted	Contracted	
unit:sq.m						
Shenzhen	1 Love Forever	132,336	100,233	32,864	67,369	0
	2 Funian Plaza	61,219	46,795	46,795	0	0
Chengdu	1 Future Plaza	243,839	235,246	235,246	0	0
	2 Grand Valley phase 2.1	79,961	79,961	73,487	6,474	0
	3 Mont Conquerant phase 1	51,135	51,135	34,628	16,507	0
	4 Chengdu Fantasia Town phases 1.2 & 2	113,613	110,368	82,783	27,585	0
	5 Chengdu Meinian International Plaza (phases 1.1-1.3)	424,460	413,611	272,130	141,481	0
Tianjin	1 Tianjin Hailrun Plaza	131,341	79,043	28,517	50,526	0
Dongguan	1 Mont Conquerant phase 2	122,983	97,014	91,078	5,936	0
Guilin	1 Gaohua project (Zhongding project)	12,072	12,072	0	0	12,072
Total		1,385,658	1,238,174	910,227	315,878	12,072

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 sales contracts yet.

Note 3: Chengdu Future Plaza is under development but has not yet entered into pre-sales.

Note 4: The purchase of 100% equity of one of project companies in Guilin Gaohua project, namely Zhongding, is completed, and the corresponding land under the title of the company has been entered into Fantasia's land bank of projects under development.

Projects to be Developed (As at September 30, 2010)

Project No.	List of projects	Location	Use of land	Company's Equity Interest	Total GFA (Sq.m)	Total Land Cost /Total GFA (RMB/ Sq.m)	
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)	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 phases except phases 1&2.1)	Pujiang County	Residential and commercial	100%	1,556,986	281
	5	Noah project	ChengDu High-tech District	Urban complex	100%	165,845	603
		subtotal			2,826,509	—	
Huizhou	1	Endless Blue	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2	Fantasia Town	Beside bus terminal, Huinan rd	Residential, commercial and parking spaces	100%	586,000	423
		subtotal			754,545	—	
Dongguan	1	Wonderland	Huangjiang Town	Residential and commercial	100%	333,400	923
			subtotal			333,400	—
Tianjin	1	Yingcheng	South of the Yingcheng reservoir, Hangu District	Residential, office and commercial	100%	168,339	766
	2	Tianjin Future Plaza	Southern side of East River Road, Hexi District	Scientific Research and Design	100%	64,227	1,870
		subtotal			232,566	—	
Suzhou	1	Suzhou Lago Paradise project	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	533,121	1,522
			subtotal			533,121	—
Wuxi	1	Wuxi project	Junction of Jincheng Rd and Chunyang Rd	Residential, commercial and auxiliary	100%	338,080	1,523
			subtotal			338,080	—
Yunnan	1	Dali Human Art Wisdom	Xiaguan town	Residential (including commercial service)	100%	64,488	808
			subtotal			64,488	—

Guilin	1	Gaohua project (Dihao project)	Lingui New District Xicheng Blvd	Residential and commercial	100%	600,000	
			subtotal			600,000	---
			total			5,682,710	---

Note 1: Among the newly acquired 6 pieces of land for the project of Grand Valley, there has been no definite plot ratio for one piece of land numbered 2010-17 with a land area of 5,223 sqm. A provisional plot ratio of 2.5 is used here to calculate the GFA for that piece of land. The final GFA for that piece of land will be adjusted according to the final plot ratio to be determined by relevant government planning agency.

Note 2: The purchase of 100% equity of one of project companies in Guilin Gaohua project, namely Dihao, is completed, and the corresponding land under the title of the company has been entered into Fantasia's land bank of projects to be developed.

Projects under Framework Agreements (As at September 30, 2010)

	List of projects	Location	Positioning	Expected Equity Interest	Total Planned GFA (Sq.m)	Progress
Chengdu	Pixian project	Pixian county	Urban complex/ boutique residence	100%	3,917,332	Already completed the related preparation work for project application formalities and preparatory work for PiHua road 's construction.
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 plan for design is approved.
Guilin	Gaohua project (Wanhao & Juhao projects)	Lingui New District Xicheng Blvd	Urban complex/ boutique residence	100%	1,631,736	The purchase of 100% equity of the Wanhao and Juhao project companies is in progress.
Total					6,656,853	

Information about Property Management/ Property Agency Services

Information about Property Management (As at September 30 , 2010)

Type	Region	Quantity	Areas under Management Contracts(Sq.m)
Projects under Full Management Service	Shenzhen	131	5,789,508
	Chengdu	27	3,803,148
	Huizhou	20	2,207,367
	Other regions in Guangdong: Dongguan, Zhuhai, Yangjiang	11	879,193
	Subtotal	189	12,679,216
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	1	167,584
	Others	10	1,981,610
	Subtotal	23	3,816,058
Total		212	16,495,274

Information about Property Agency Services (As at September 30, 2010)

Number of Projects	GFA ('000 sq.m)	Total Revenue (RMB:'000 yuan)
32	2,501	3,630,000

Note 1: All the above data were the year-to-date data.

Note 2: Total Revenue refers to the revenue of projects sold instead of the fee we get through property agency services.

Honors and Awards

Company

In September 2010, SUNSTARS was awarded the "Certificate of China Real Estate Agency by Brand Value" by China Real Estate Top 10 Research Team, consisting of Development Research Center of the State council, Real Estate Research Institute of Tsinghua University and China Index Academy, which shows SUNSTARS is the 2010 one of the top 10 brand of south china real estate agencies, with a brand value of RMB 320,000,000.



Disclaimer

Our monthly newsletter is provided to the investors and other relevant parties for our business update, but there may be some discrepancies existed between those information and the data in our annual report and the interim report for reasons not limited to the following: (1) all the above financial data is unaudited, which may be different from those audited because of 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 above-mentioned potential discrepancies when you refer to those information.

All the right in our monthly newsletter is reserved and anyone is forbidden to publish, copy, or delete and amend the newsletter, which may distort the original meanings, without our prior written permission.