

2010.11 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 its real estate activities in four 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 36 projects at various stages of development in 10 cities, including Shenzhen, Chengdu, Tianjin, Suzhou, Dongguan, Huizhou, Yixing, Wuxi ,Dali and Guilin.

## Latest News

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In November 2010, Fantasia Holdings recorded a contracted sales amount of RMB 407.70 million. The accumulated contracted sales amount for the year 2010 was RMB3,104.48 million.

3,104.48

14.25

As at 30 November 2010, Fantasia Holdings' planned gross floor area of total land bank amounted to 14.25 million sqm, and the planned gross floor area of attributable land bank amounted to 14.14 million sqm. Among the former, the planned gross floor area of land bank with land use right titles and that under framework agreement were 7.6 million and 6.65million sqm respectively.

542,319

On November 15, 2010, Fantasia Holdings Group., Limited announced that the Company successfully auctioned for two pieces of land in Tianjin (津武(挂) 2010-156 and 2010-157) with a total consideration of RMB 623 million. The two plots of lands are located on the eastern side of Zhuzhuang Jinji Railway, with a useable area of 180,632 and 180,914 square meters respectively, and the total gross floor area is 542,319 square meters.

## Stock Information ( 30 November 2010)

Price per Share	Market Capitalization	Amount of Total Issued Shares
HKD 1.31	HKD 6,385 million	4,874 million shares

## IR Contact

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## Information about Property Development

### Projects Completed & under Sales (As at 30 November 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	853	21,549	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	296,220	32,141
	2 Chengdu Fantasia Town phase 1.1	109,892	105,962	24,495	81,467	0
	3 Chengdu Hailrun Plaza	132,218	114,787	5051	89,405	20,331
	4 Grand Valley phase 1.1	50,839	50,635	4,803	45,832	0
	5 Grand Valley phase 1.2	61,631	61,616	2,757	58,859	0
Wuxi	1 Tower on the Water	40,798	40,240	12,041	21,104	7095
Guilin	1 Gaohua project (Zhongding project)	11,483	8,933	0	0	8,933
Total		983,362	899,402	88,500	691,610	119,292

Note 1: Projects completed and under sales refer to the projects which have obtained pre-sale permits and completion acceptance reports as at November 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 investment after government's approval.

Note6: Guilin Zhongding project is for rent and self using office only.

## Projects under Development (As at 30 November 2010)



Suzhou Lago Paradise phase

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	100,233	29,537	70,696	0
	2 Funian Plaza	61,219	46,795	46,795	0	0
Huizhou	1 Fantasia SpecialTown phase 1	72,418	70,582	56,252	14,330	0
Chengdu	1 Future Plaza	243,839	235,246	230,414	4832	0
	2 Grand Valley phase 2.1	79,961	79,961	70,748	9,213	0
	3 Mont Conquerant phase 1	51,135	51,135	31,017	20,118	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	57,858	52,510	0
	Chengdu Meinian International Plaza (phases 1.1-1.3)	424,460	413,611	241,071	172,540	0
Suzhou	1 Suzhou Lago Paradise phase 1	11,848	9,902	9,902	0	0
Tianjin	1 Tianjin Hailrun Plaza	131,341	79,043	19,376	59,667	0
Dongguan	1 Mont Conquerant phase 2	122,983	97,014	87,803	9,211	0
<b>Total</b>		<b>1,457,852</b>	<b>1,306,588</b>	<b>893,471</b>	<b>413,117</b>	<b>0</b>

unit:sq.m

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.

## Projects to be Developed (As at 30 November 2010)



Dali Human Art Wisdom

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				2,826,510	—
Huizhou	1 Endless Blue	Huangyuchong, Daya Bay	Residential, commercial and parking spaces	100%	168,545	312
	2 Fantasia SpecialTown phase 2-5	Beside bus terminal, Huinan rd	Residential, commercial and parking spaces	100%	513,582	423
	subtotal				682,127	—
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
	3 Tianjin Wuqin project	East side of JinJi railway,XiaZhu village, WuQin distrit	Residential	100%	542,319	1,183
	subtotal				774,885	—
Suzhou	1 Suzhou Lago Paradise project(other phases)	Taihu national Tourism Vacation zone	Residential and parking spaces	100%	521,273	1,522
	subtotal				521,273	—

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						6,140,763	---

Note 1: Among the newly acquired 6 pieces of land for the Grand Valley project, there has been no definite plot ratio for the 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 which will be adjusted according to the final plot ratio determined by relevant government planning agency.

Note 2: The 100% equity purchase of Dihao company in Guilin Gaohua project is completed. The corresponding land has been included in Fantasia's land bank of projects to be developed.

## Projects under Framework Agreements (As at 30 November 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%	49,246	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					6,649,845	

## Information about Property Management

### Information about Property Management (As at 30 November 2010)

Type	Region	Quantity	Areas under Management Contracts(Sq.m)
Projects under Full Management Service	Shenzhen	125	5,899,566
	Chengdu	20	3,803,148
	Huizhou	16	2,427,117
	Other regions in Guangdong: Dongguan, Zhuhai, Yangjiang	10	1,259,693
	Subtotal	171	13,389,524
Projects under Advisory Service	Shenzhen	7	1,062,642
	Chengdu	3	426,911
	Huizhou	2	177,311
	Dongguan	2	167,584
	Others	7	1,981,610
	Subtotal	21	3,816,058
Total		192	17,205,582

### Information about Property Agency Services (As at 30 November 2010)

Number of Projects	GFA ('000 sq.m)	Total Revenue (RMB:'000 yuan)
37	2,930	4,930,000

Note 1: All 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.



## 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.

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