

Newsletter—July2013

Fantasia recorded Accumulated Contract Sales of Approximately RMB4.05 billion and Accumulated GFA of 503,033 square meters

In July 2013, Fantasia has achieved contract sales of RMB386 million, and gross floor area (“GFA”) sold of 52,046 square meters. Up to 31 July 2013, Fantasia recorded accumulated contract sales of RMB4.05 billion and accumulated GFA sold of 503,033 square meters.

41% of the contract sales in July came from the sales of urban complex projects and 26% of which came from the boutique upscale residence projects. Contract sales from Chengdu-Chongqing Economic Zone, the Pearl River Delta, the Yangtze River Delta and Beijing-Tianjin Metropolitan Area accounted for 47%, 43%, 6% and 4% of the contract sales in July respectively.

Accumulated Contract Sales Amount and Area for 2013 (up to 31 July 2013)

City	Project name	Category	Sales area (sq.m.)	Sales amount (RMB'0000)
Chengdu	Future Plaza	Urban complex	29,153	31,509
	Fantasia Town	Mid-to-high end residence	27,045	12,792
	Love Forever	Mid-to-high end residence	3,985	3,537
	Funian Plaza	Urban complex	48,122	55,671

	Grande Valley	Boutique upscale residence	11,913	13,027
	MontConquerant	Boutique upscale residence	2,177	1,576
	Long Nian International Center	Urban complex	21,626	30,771
Dongguan	Mont Conquerant	Boutique upscale residence	2,528	2,541
	Wonderland	Boutique upscale residence	55,530	38,579
Tianjin	Love Forever	Boutique upscale residence	34,505	23,733
Huizhou	Fantasia Special Town	Mid-to-high end residence	64,112	33,984
	Love Forever	Mid-to-high end residence	28,454	13,463
Suzhou	Lago Paradise	Boutique upscale residence	3,622	4,899
Wuxi	Hailrun Complex	Urban complex	10,994	8,260
	Love Forever	Boutique upscale residence	4,858	5,792
Dali	Art Wisdom	Mid-to-high end residence	9,005	5,961
Guilin	Fantasia Town	Urban complex	105,475	57,667
	Lakeside Eden	Boutique upscale residence	20,052	22,435
Nanjing	Yuhuatai Project	Urban complex	17,512	37,687
Other			2,365	1,505
Total			503,033	405,389

Pre-sales Permits and Construction Permits obtained in July 2013

No.	Project Name	Pre-sale Permits Pre-sale Area (sq.m.)	Construction Permit GFA (sq.m.)
1.	Ningbo Beilun	--	112,297
2.	Tianjin Love Forever Phase 3	--	58,731
3.	Chengdu Long Nian International Center	--	57,229
4.	Guilin Lakeside Eden	41,207	--

Review for July 2013

Contract Sales in July Sales were stable in July as it's the traditional off season for property market. As China's economic growth slowed down in the first half year, the Administration declares maintenance of an overall stable economy in the second half year, and its endeavors to promote steady and healthy development of real estate market. All variety of the Company's products witnessed prominent performance in this month, such as Huizhou Fantasia Special Town, a rigid-demand project recorded contract sales of over 100 units, Chengdu Future Plaza, Chengdu Funian Plaza, two commercial projects with consideration over RMB10 million per contract, and Chengdu Grande Valley, a villa project with outstanding sales results.

Integration of Internal Resources To realize the Group's internal resources integration, the Company has established client collaboration team, integrating client resources of Color Life, cultural tourism, hotel management, property international and etc, in order to provide clients with more value-added services through resources sharing and interactive marketing. Clients who are recommended by hotel management, property international and cultural tourism had successfully purchased Chengdu Grande Valley villas in this month.

The Brand Release Conference of Color Life On 3 July, Shenzhen Color Life Services Group Co., Ltd ("Color Life"), a subsidiary of the Group, held a brand release conference in Funian Plaza, the Company's new headquarters building. During the conference, Color Life was awarded the medal of China's Largest Community Service Operator by China Index Academy. Since its establishment in 2002, Color Life has been witnessing fast growth both in scale and profits in virtue of corporate philosophy of "Services to Your Family" and innovative "B2F Commercial Mode".

REIT On 2 July, the Company established cooperation alliance with Coridel in relation to hotel REIT projects, formally announcing the close global collaboration in the area of M&A in hotel projects, financial operation, brand operation, commissioned management, with a view to build a long-term strategic alliance relationship.

Honors On 23 July, in Boao 21 Century Real Estate Forum, the high-end real estate professional forum of the year, the Company was awarded 2013 Listed Companies with the Most Investment Value of the Year by virtue of its superior performance and leading strategic layout in 2012. On 26 July, during the award ceremony, namely China's Outstanding Property Developers Award Ceremony held by Economic Digest, a renowned Hong Kong-based financial media, the Company was awarded "2013 China's Outstanding Property Developers", which was the fourth time for the

Company to receive this honor.

Major Shareholder increased stake Between the end of June and the beginning of July, Fantasy Pearl International Limited, the Company's substantial shareholder, had increased its shareholding in the Company by approximately 45,014,000 shares, amounting to approximately HKD59,092,000. After the recent increases, Fantasy Pearl International Limited's shareholding in the Company has increased from 61.16% to 62.03%.

Outlook for August

The Company will launch more rigid-demand mainstream products that meet market demands in the second half year to boost rapid sales growth. In August, the Company has four projects launching additional units, three of which will be rigid-demand projects: Guilin Fantasia Town, Chengdu Fantasia Town, Huizhou Fantasia Special Town, whilst Tianjin Love Forever will launch foreign-style house units.

Note: Data in this monthly newsletter are subject to audit and may be adjusted from time to time

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