

Newsletter–Aug. 2013

Fantasia recorded Accumulated Contract Sales of Approximately RMB4.74 billion and accumulated GFA of 599,755 square meters

In Aug. 2013, Fantasia has achieved contract sales of RMB689 million, and gross floor area (“GFA”) sold of 96,722 square meters. Up to 31 August 2013, Fantasia recorded accumulated contract sales of RMB4.74 billion and accumulated GFA sold of 599,755 square meters.

51% of the contract sales in August came from the sales of urban complex projects, 28% of which came from the boutique upscale residence projects and 21% of which came from the Mid-to-high end residence. Contract sales from Chengdu-Chongqing Economic Zone, the Pearl River Delta, the Yangtze River Delta and Beijing-Tianjin Metropolitan Area accounted for 36%, 39%,18% and 7% of the contract sales in August respectively.

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

City	Project name	Category	Sales area (sq.m.)	Sales amount (RMB'0000)
Chengdu	Future Plaza	Urban complex	38,292	42,812
	Fantasia Town	Mid-to-high end residence	27,108	12,869
	Love Forever	Mid-to-high end residence	7,112	5,726
	Funian Plaza	Urban complex	50,593	59,087

	Grande Valley	Boutique upscale residence	14,799	16,250
	MontConquerant	Boutique upscale residence	2,177	1,576
	Long Nian International Center	Urban complex	23,724	33,680
Dongguan	Mont Conquerant	Boutique upscale residence	3,357	3,335
	Wonderland	Boutique upscale residence	55,811	38,772
Tianjin	Love Forever	Boutique upscale residence	41,821	28,739
Huizhou	Fantasia Special Town	Mid-to-high end residence	77,657	40,983
	Love Forever	Mid-to-high end residence	37,129	17,561
Suzhou	Lago Paradise	Boutique upscale residence	15,493	11,534
Wuxi	Hailrun Complex	Urban complex	13,824	10,279
	Love Forever	Boutique upscale residence	5,630	6,636
Dali	Art Wisdom	Mid-to-high end residence	10,553	7,174
Guilin	Fantasia Town	Urban complex	131,124	70,107
	Lakeside Eden	Boutique upscale residence	21,942	23,802
Nanjing	Yuhuatai Project	Urban complex	18,779	40,854
Other			2,830	2,475
Total			599,755	474,247

Pre-sales Permits and Construction Permits obtained in August 2013

No.	Project Name	Pre-sale Permits Pre-sale Area (sq.m.)	Construction Permit GFA (sq.m.)
1.	Dongguan Wonderland	--	20,595
2.	Huizhou Fantasia Special Town Phase 4	--	156,144
3.	Shenzhen Zhizhou Building	--	52,468
4.	Chengdu Grande Valley Phase 2.2	--	11,026
5.	Huizhou Fantasia Special Town Phase 5	23,720	--
6.	Guilin Fantasia Town Phase 2	30,478	--

7.	Suzhou Fantasia Special Town Phase 1	43,976	--
8.	Tianjin Love Forever Phase 1.3	61,410	--

Review for August 2013

Contract Sales in August In this month, the Company enhanced its marketing strategy to seize opportunities in the market place, thus recording outstanding sales performance through launching rigid-demand products. For instance, Suzhou Fantasia Special Town launched 400 units, which were almost sold out on the date of launch. Guilin Fantasia Town launched two blocks of building, and were basically sold out. Huizhou Fantasia Special Town launched rigid-demand units while Tianjin Love Forever launched foreign-style house units. Both of which had realized nearly 70% sales through rate. Sales of commercial products, such as Nanjing Yuhuatai Project and Chengdu Longnian International Center Yuhuatai Project also witnessed stable growth.

Interim Result Announcement On 19 August, the Company announced its interim results for 2013. As at 30 June 2013, the Company achieved a total revenue amounted to approximately RMB2,751 million, increased by 128.3% over the same period last year; gross profit of approximately RMB1,030 million, representing an increase of 104.8% as compared to corresponding period in 2012. Gross profit margin maintained at a high level of 37.5%.

Colour Life Submitted a Spin-off Proposal On 19 August, the Company announced that Colour Life Services Group Co., Limited (the "Colour Life"), submitted a spin-off proposal to The Stock Exchange of Hong Kong Ltd to seek for the approval of the separate listing and trading of the shares of Colour Life. The shares of Colour Life will be offered for subscription by way of an IPO in Hong Kong and international placement to professional, institutional and other investors.

Land Acquisition The Company announced that Tianjin Fantasia Investment Co., Ltd, a wholly-owned subsidiary of the Company has successfully acquired a parcel of land in Hexi District, Tianjin at bottom price, for an aggregate consideration of RMB283.2 million. The land is for commercial purpose with a site area of approximately 13,744 square meters and the gross floor area ("GFA") of approximately 68,720 square meters. The land acquisition marks the Company's second commercial complex project in Chentang Science & Technology Business District, since its development of Future Plaza.

Hotel Management Fantasia Hotel Co., Ltd announced its official appointment as hotel manager of Ningbo Kangcheng Sunshine Hotel under Fantasia's own brand, U hotel. It is the first time U hotel brand was selected as hotel manager to manage a hotel built by a third party, which marked the Company's hotel light-asset operation mode entering into an accelerating phase.

Establishment of the Guangzhou Branch On 28 August, the establishment of a branch in Guangzhou was completed and started its operations. It signified the Company's national strategic layout covering all four first-tier cities, namely Beijing, Shanghai, Guangzhou and Shenzhen, which solidified the Company's strategic planning of returning to first-and-second tier cities as well as laid a solid foundation for future business development in first-and-second tier cities.

Outlook for September

The Company will launch more rigid-demand mainstream products to meet market demands in the second half of the year. In September, the Company will launch six projects. Four of which will be rigid-demand projects, namely Guilin Fantasia Town, Chengdu Fantasia Town, Huizhou Fantasia Special Town and Suzhou Fantasia Special Town. Tianjin Love Forever will launch foreign-house units while Chengdu Grande Valley will launch Mini villas.

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

IR Contact:

Executive Director and Chief Financial Officer

Mr. Tony Lam

Tel.: +86 755 2269 9776

Email: linjt@cnfantasia.com

IR Department

Mr. Joe Tang

Tel.: +852 2572 8011

Email: dengwz@cnfantasia.com