



Company Operation Information

Fantasia’ s contracted sales up 189.15% y-o-y to RMB729 million in April

Credit outlook upgraded by Standard & Poor’ s

(5 May 2015 – Hong Kong) Fantasia Holdings Group Co., Limited (“Fantasia” , or the “Company” , which together with its subsidiaries, is referred to as the “Group” ; HKEx stock code: 1777), is pleased to announce its sales updates for April 2015. The Company recorded contracted sales of RMB729 million with 103,878 sq.m. in aggregated gross floor area (“GFA”) sold in April, up 189.15% and 211.69% year on year, respectively. For the first four months ended 30 April 2015, the Group sold approximately 333,392 sq.m. of accumulated GFA and recorded the corresponding aggregate contracted sales of approximately RMB2.402 billion, which represented year-on-year increases of 117.20 % and 154.69% respectively.



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Company Operation Information *(Cont.)*

The significant growth in the Group's property sales was attributable to a rebound in transactions in mainland China's property market and the Group's efforts to step up sales. In April, a number of favourable government policies on the property market led to a significantly higher premium at which the plots of land changed hands in the first- and second-tier cities. They also caused a surge in home sales. Long queues of home buyers reappeared in some cities. The Group capitalized on the market rebound by increasing the number of property launches and speeding up the inventory clearance, so much so that it achieved good results in property sales in such cities as Tianjin, Wuhan, Suzhou and Guilin.

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Long Nian Plaza	Urban Complex	2,850	8,001
Chengdu	Love Forever	Mid-to-high residence	262	113
	Meinian Plaza	Urban Complex	6,937	6,486
	Huahao Garden	Mid-to-high residence	24	6
	Fantasia Town	Mid-to-high residence	29,469	11,904
	Grande Valley	Boutique upscale residence	7,506	5,501
	Mont Conquerant	Boutique upscale residence	3,451	1,801
	Long Nian International Plaza	Urban Complex	28,881	11,462
	Dongguan	Mont Conquerant	Boutique upscale residence	37
Wonderland		Mid-to-high residence	1,941	1,939
Tianjin	Huaxiang	Boutique upscale residence	401	372
	Meinian Plaza	Urban Complex	4,259	8,662
	Love Forever	Boutique upscale residence	18,690	10,015

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Huizhou	Huiyang Special Town project	Mid-to-high residence	34,117	16,592
	Love Forever	Mid-to-high residence	542	311
	Kang Town	Mid-to-high residence	25,991	13,856
	Xiangxie Garden	Mid-to-high residence	63	38
	Cuiya Garden (TCL remaining building)	Mid-to-high residence	50	32
	Palm Garden	Mid-to-high residence	25	11
Suzhou	6# project	Boutique upscale residence	2,218	2,111
	4# project	Boutique upscale residence	2,725	3,380
	Special Town	Boutique upscale residence	6,026	3,423
	Hailun Complex	Urban Complex	16,726	27,897
Wuxi	Love Forever	Boutique upscale residence	6,278	3,738
	Hailun Plaza	Urban Complex	3,508	2,843
Guilin	Fantasia Town	Urban Complex	19,622	9,992
	Lakeside Garden	Boutique upscale residence	34,547	18,822
Shanghai	Beilun Ningbo	Boutique upscale residence	19,285	17,577
Singapore	Singapore Project	Boutique upscale residence	749	7,734
Nanjing	Nanjing Project	Urban Complex	5,803	9,830
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	27,906	14,716
	Love Forever	Boutique upscale residence	22,504	20,958
Total			333,392	240,176



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Fantasia's Chairman and CEO, Mr. Pan Jun, said that the Group had made considerable progress in exploring opportunities in the ecosystem that combined business and community while maintaining steady growth in its property business. Its subsidiary, Colour Life Services Group Co., Limited ("Colour Life" ; HKEx stock code: 1778) will cooperate with a number of other businesses along the value chain of the industry to further strengthen the Group's leading position in the field of community service business.

On 30 April, upon the approval by the board of directors, Colour Life launched the second phase of its share option incentive scheme which would comprise a total of 25 million share options at HK\$11.00 per share, including 1.25 million shares to be allotted to the directors which accounted for 5% of the total and the remaining 95% to be awarded to 700 ordinary employees who had outstanding performance.

The core corporate values of Colour Life are to create and to share. This share option scheme will help motivate the middle management, attract and retain talents, refine the mechanism for incentives and checks and balances for the medium to long term, so as to foster the rapid development of the Company with the aim of maximizing the enterprise value and returns to shareholders.

Company Updates

On 6 April, Guotai Junan pointed out in its initial coverage report on the Company that the property sector has entered the "post-high-growth" era, when communities become the key driver of demand for urban services. Fantasia grasps the opportunities in the trend by leveraging the Internet to develop its community service businesses in the secondary property market, and has thus become the pioneer of the industry.



Company Updates (Cont.)

On 30 April, Standard and Poor's (S&P) published a report is "in line with the Company's strategy of reducing capital-intensive businesses". The rating agency also upgraded the Company's credit outlook to "Stable" from "Negative" and affirmed its "B+" long-term corporate credit rating for the Company and its "B" rating on the issue of the Company's outstanding senior unsecured notes.

S&P anticipated that Fantasia's leverage ratio would improve in 2015 while its EBITDA margin would stabilize over the next two years. The rating agency also opined that the Company's move to expand its high-margin property management business will also support its profitability, and that it had adequate liquidity with sufficient cash balance and internal resources for debt repayment and thus had manageable risk regarding refinancing.

On 1 April, the Group's hotels, namely Four Points By Sheraton Guilin in Lingui District of Guilin City, Guangxi and Arcadia Resort Hotel in Yixing City, Jiangsu were rated as "TOP 10 Newly Open Hotels of China" and "TOP 10 Resort Hotels of China" respectively in the 10th China Hotel Starlight Awards. On 10 April, Shenzhen Fantasia Business Management Company Limited was honoured with the title "the Best Commercial Real Estate Operator in China" in the 10th China Commercial Real Estate Section.

Fantasia Holdings Group Co., Limited

Stock Code: 1777

Newsletter for April, 2015



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About Fantasia

Founded in 1998, Fantasia Holdings Group Co., Ltd was listed in November 2009 on The Stock Exchange of Hong Kong Ltd. under the ticker 1777.HK. Fantasia has completed compilation of its strategic blueprint based on mobile internet and businesses in the age of big customer data for the future. It has evolved into a leading financial holding group with financial services as a driver, community services as a platform, and development as a means. Its businesses cover eight major value-add service areas from community financial services, resident community services under the Colour Life brand, property development, international commercial property services, community cultural tourism, community business management, community senior living and community education industry.

At the moment, Fantasia is progressing with international development of its businesses and has established subsidiaries in Hong Kong, Taipei, Singapore and Tokyo. It has invested in projects located in Singapore, the United States of America and Taiwan.

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