



Company Operation Information

Fantasia achieved contracted sales of RMB702 million in January

Combining properties and finance to establish community financial holding group”

(4 February 2016 – 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) announces that 2016 will mark the year when the Group inaugurate a new five-year development period, when its eight core business segments will migrate to phases of model expansion and rapid development, paving the way to establish itself as a financial holding group underpinned by integrated community services by 2020.

On 12 January 2016, Shenzhen Home E&E Commercial Services Group Co., Ltd. (“Home E&E”), an indirect subsidiary of Fantasia, hosted a gong ceremony in National Equities Exchange and Quotations (“NEEQ”) Centre in Beijing. Home E&E has officially listed on the NEEQ market under the stock code: 834669, marking it the first listed company in the business of short-term rentals and resort property operation.

花样
创造
价值



Shenzhen Lenian Plaza Project



Company Operation Information *(Cont.)*

This marked a perfect conclusion to the first phase of Fantasia Group's strategic transformation. According to its strategic plan, Fantasia had kicked-start a "two-step" strategic transformation in 2012. During the first phase between 2012 and 2015, it focused on building community service platform and establishing the eight core business segments.

During the first stage, Fantasia ranked among top 100 in the property sector three consecutive years with annual contracted sales exceeding RMB10 billion. The successful listing of Colour Life on the Main Board of Hong Kong Stock Exchange pioneered a new era for the property management industry in China, while the listing of Home E&E on NEEQ set a benchmark for resort property operators in China. In addition, the landscape of Fantasia's cultural tourism business has begun to take shape with completion of an acquisition into Morning Star Travel. With parallel progression of transformation of traditional businesses and incubation of emerging industries, Fantasia has completed development of its multiple-capital funding platform operation system underpinned by integrated community services.

Mr. Pan Jun, Chairman and CEO of Fantasia said, the Group's second stage of strategic transformation seeks to build, adjust and facilitate its business structure further with establishment of an organic ecosystem as the core. Though strategic partnerships, mergers and acquisitions to promote model expansion and rapid development in the eight business segments to eventually evolve into a financial holding group underpinned by integrated community services focusing on living spaces and experiences.

On 6 January 2016, 95epay (雙乾支付), a third-party payment company which focuses on customers from internet financial platforms, announced a partnership with Suzhou Branch of China Minsheng Banking Corp. Ltd. to launch, for the first time in the internet financial sector in China, a "four-party custodian" model. Being one of the third-party payment companies which has a full community finance license under Fantasia, 95epay will provide effective payment instruments and payment platform support to the community finance business of the Group in a move that markets the initial formation of Fantasia's community financial closed-loop.

At the moment, Fantasia sees its community finance group expand into all types of businesses including offline small loans, online community P2P finance and insurance brokerage, thereby establishing a rich community-based financial product supply end. Online community P2P financial products have made considerable progresses in product ideas and process experiences from the past. With the use of community resources and a unique model, the Group made many positive explorations in community banking and community loans and achieved many encouraging market outcomes. As an important part in perfecting community finance solutions, Fantasia Group launched an insurance brokerage business last year in a major collaboration that includes many mainstream local and foreign insurers, a move that has effectively enriched the community financial product line. Furthermore, the Group has also established Fantasia Fund Company to further explore and facilitate financial property business model.

Property Sales (Note: Data in this news letter is unaudited and may be adjusted)

In property business sector, the property sector in mainland China has entered into the traditional low season in the run-up to Chinese New Year holidays. Fantasia proactively adjusted its sales pace according to market changes. In January 2016, the Group achieved contracted sales of approximately RMB702 million, representing a year-on-year increase of 31.9%, with 46,300 sq.m. in aggregate gross floor area sold.

Mr. Pan Jun indicated that the external economic environment is lingered with complexities while the domestic economy in China is still subject to pressure for downward adjustments. The property sector is still playing an important role in the process of maintaining steady growth for the economy in China. Stimulant policies with digestion of inventories as the core will gradually be introduced. The property market in China will see further exacerbate in structural differentiation in 2016. The mainstream cities will embrace a return on value, which will benefit Fantasia's strategy of taking roots in first- and second-tier cities.

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Longqi Bay	Urban Complex	263	1,648
	Love Forever	Boutique upscale residence	1,709	12,186
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	15,790	33,316
Chengdu	Meinian Plaza	Urban Complex	770	700
	Grande Valley	Boutique upscale residence	1,245	1,729
	Long Nian International Plaza	Urban Complex	3,052	1,268
Dongguan	Jiangshan Hui	Mid-to-high residence	295	221
Tianjin	Lenian Plaza	Urban Complex	439	661
	Love Forever	Boutique upscale residence	1,250	816
Huizhou	Huiyang Special Town project	Mid-to-high residence	592	702
	Love Forever	Mid-to-high residence	291	136
	Kang Town	Mid-to-high residence	4,286	2,545
Suzhou	Lago Paradise	Boutique upscale residence	3,229	2,751
	Hailrun Complex	Urban Complex	909	1,949
Wuxi	Love Forever	Boutique upscale residence	663	497
	Hailrun Complex	Urban Complex	235	115
Guilin	Fantasia Town	Urban Complex	926	353
	Lakeside Garden	Boutique upscale residence	2,231	1,293
Shanghai	Beilun Ningbo	Boutique upscale residence	1,270	1,005

Property Sales (Cont.) (Note: Data in this news letter is unaudited and may be adjusted)

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Singapore	Singapore Project	Boutique upscale residence	153	1,582
Nanjing	Nanjing Project	Urban Complex	62	125
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	5,786	3,516
	Love Forever	Boutique upscale residence	784	761
Total			46,291	70,219

Company Updates

On 12 January 2016, a research report released by Moody's Investors Service indicated that the acquisition of Morning Star Travel announced on 28 December 2015 and the issue of RMB1.1 billion five-year domestic corporate bonds completed on 4 January 2016 of Fantasia had yet to make immediate impact. Therefore, its credit outlook for Fantasia remains stable. This domestic bond issue can improve Fantasia's liquidity, extend the maturity profile of its indebtedness and to slightly reduce its overall weighted-average cost of borrowing.

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.

IR Contact:
Fantasia Holdings Group Co., Limited

Ms. Christy Zheng

Head of Corporate Finance & IR Department

Tel: +852 3521 1536/+86 755 2269 9738

Email: zhengjy@cnfantasia.com

Mr. Leo Yang / Mr. Ryan Chen

Corporate Finance & IR Department

Tel: +86 755 2269 8972 / +86 755 2269 8971

Email: yangd@cnfantasia.com / chenjc@cnfantasia.com

PR Contact:
iPR Ogilvy & Mather

Ms. Natalie Tam

Co. Managing Director

Tel: +852 2136 6185

Email: fantasia@iprogilvy.com