



Company Operation Information

Fantasia's contracted sales increased by 6.77% yoy to RMB502.9 million in February

Sales target for 2016 raised to RMB12 billion

(4 March 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 3 March 2016, Fantasia and its subsidiary Colour Life Services Group Co., Limited (“Colour Life”, HKEx stock code: 1778) announced their annual results for 2015. In 2015, Fantasia achieved contracted sales of RMB11.27 billion, up 10.4% year on year and successfully completed its RMB11 billion contracted sales target for the year, and was ranked among top 100 of the industry for the third consecutive year. Fantasia achieved revenue of RMB8,164 million for the year ended 31 December 2015, up 11.7% year on year. Net profit for the year was RMB1,403 million, up 2.3% from last year. Gross profit margin stood at 30.9% and net margin at 17.2%, among the highest in the industry.

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Company Operation Information *(Cont.)*

As at the end of 2015, cash and bank balance of Fantasia was approximately RMB4.22 billion with ample cash flow. Net gearing ratio declined substantially by 11.1 percentage points to 75.6% with its financial structure remained robust.

In community service area, by end- 2015, Colour Life expanded the GFA under its management to 322 million sq.m. in aggregate, thereby maintained its position as the world’ s largest residential community service enterprise by GFA covered. Colour Life achieved revenue of RMB828 million in 2015, up 112.6% year on year and achieved adjusted profit of RMB328 million, up 50.7% year on year. Net cash from operating activities increased by 317.3% year on year to RMB238 million, while substantial growth was maintained for a number of financial measures.

While maintaining steady development in the traditional property business, Fantasia will commit further to exploit better economies of scale in the communities to nurture a maturing community business ecosystem. Colour Life, on one hand, targets to expand the GFA under its management to 420 million sq.m. in aggregate in 2016 by adding 100 million sq.m. On the other hand Colour Life will continuously increase online vertical products and applications based on community and household scenes to promote complete upgrades of its community business ecosystem.

After the listing on NEEQ, Home E&E will take on a massive expansion stride in both online and offline directions to achieve the establishment of its online/offline retail sharing resort property management system with a significant increase of its scale of offline property management. In addition, with gradual implementation of a management by category system adopted by NEEQ, high-quality NEEQ companies will benefit from this burgeoning capital market. Fantasia will proactively facilitate inclusion of Home E&E in the innovative company category, laying a foundation for financing in future.

Mr. Pan Jun indicates that 2016 marks an important trigger in the development and expansion stage of Fantasia Group. The Group will continue to strengthen its foothold in community, business structure adjustments and seek to achieve light-asset transformations further. Through integrating internal and external enterprise resources, the Group will establish a comprehensive community and household-scene business ecosystem driven by financial operations, supported by products and anchored on services. The Group will achieve deepened improvements in its business systems and expanded its exploration in commercial model innovation and service value discovery as well as carry out new capital operations.

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

February, which coincides with Chinese Lunar New Year holidays, is the traditional low-season for sales in the property market in mainland China. Due to this holiday factor, Fantasia saw its aggregated GFA sold declined year on year during this month. The Group proactively adjusted sales strategies according to market changes, tapped opportunities stemming from the immense inbound tourist traffic home-return journeys for Spring Festival and continued to put efforts on end-user demand products, thereby accomplished growth in contracted sales, bucking the trend.

Fantasia Property Group, a subsidiary of the Group, achieved contracted sales of approximately RMB5,029 million, up 6.77% year on year, with 29,447 sq.m. in aggregated gross floor area (“GFA”) sold. For the 2 months ended at 29 February 2016, the Group achieved contracted sales of approximately RMB1,205 million in aggregate with approximately 75,738 sq.m., in aggregated sold GFA, up 20.11% year on year.

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Longqi Bay	Urban Complex	363	2,260
	Love Forever	Boutique upscale residence	5,620	40,060
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	15,855	33,436
Chengdu	Love Forever	Mid-to-high residence	100	36
	Meinian Plaza	Urban Complex	1,345	965
	Grande Valley	Boutique upscale residence	1,855	2,435
	Long Nian International Plaza	Urban Complex	3,800	1,564
Dongguan	Jun Shan	Boutique upscale residence	13	15
	Jiangshan Hui	Mid-to-high residence	453	301
Tianjin	Lenian Plaza	Urban Complex	986	1,920
	Love Forever	Boutique upscale residence	1,626	1,005
Huizhou	Huiyang Special Town project	Mid-to-high residence	1,562	1,432
	Love Forever	Mid-to-high residence	504	234
	Kang Town	Mid-to-high residence	7,803	4,712
Suzhou	Lago Paradise	Boutique upscale residence	4,441	3,608
	Hailrun Complex	Urban Complex	2,863	6,040
Wuxi	Love Forever	Boutique upscale residence	1,093	709
	Hailrun Complex	Urban Complex	290	141
Guilin	Fantasia Town	Urban Complex	1,842	905
	Lakeside Garden	Boutique upscale residence	6,692	3,537

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)
Shanghai	Beilun Ningbo	Boutique upscale residence	2,061	1,635
Singapore	Singapore Project	Boutique upscale residence	295	3,037
Nanjing	Nanjing Project	Urban Complex	196	399
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	10,637	6,373
	Love Forever	Boutique upscale residence	3,383	3,396
Total			75,738	120,512

Company Updates

On 22 February 2015, Mr. Pan Jun, Chairman of the Board of Fantasia said during a media interview, new policies in community block system is expected to break the existing community patterns. The physical boundary of a community will become more fragmented and indistinct so that the management which allows community management state to be more complex, requirements in community management will be greatly improved, and administrative costs will increase accordingly. New property operating and services organizations with diverse platforms and backgrounds will enjoy the priority to develop in the blocks.

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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