



Company Operation Information

Fantasia's contracted sales increased by 73.5% y-o-y to RMB2.891 billion in July

(5 August 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 its sales performance for July 2016. Fantasia Property Group, a subsidiary of the Group, achieved contracted sales of approximately RMB2.891 billion, up by 73.5% year on year, with 345,518 sq.m. in aggregated gross floor area (“GFA”) sold.



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Company Operation Information *(Cont.)*

In line with the structural differentiation trend of the property market, land premiums in first tier cities exhibited notable increases due to scarcities in supply. However, land supplies in key second-tier cities are picking up, presenting property companies with opportunities to acquire more parcels. On 27 July 2016, the Group tapped a window in the land market to replenish its land reserves at an appropriate timing and acquired a parcel for residential and commercial uses in Pi County, Chengdu in a public listing-for-sale. The transacted consideration was significantly below the average price levels in the same region. This land acquisition will further strengthen the Group's leading position in the property market in Chengdu.

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

On the policy front, cities including Suzhou, Nanjing, Hefei, and Xiamen, etc., implemented tightening measures, thus intensified differentiation in the property market in mainland China during July. Property sales slowed down in first-tier cities, while the markets in selected second-tier cities remained robust. The Group saw sales volumes in Tianjin, Suzhou, Nanjing, Huizhou, Wuhan, and Ningbo, etc., topped other regions. Fantasia Property stays adhered to a proactive sales strategy to accelerate inventory clearance. Local subsidiaries in numerous cities achieved new records in, outperforming their respective pre-set sales targets for July.

For the first 7 months ended at 31 July 2016, the Group achieved contracted sales of approximately RMB7.701 billion, up 34.8% year on year, thereby completed 64% of the sale target for the year, with 793,789 sq.m. in aggregated GFA sold.

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Flower Harbor	Boutique upscale residence	87	376
	Longqi Bay	Urban Complex	3,398	19,551
	Love Forever	Boutique upscale residence	8,338	59,430
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	22,048	50,126
Chengdu	Hailun Plaza	Urban Complex	47	66
	Love Forever	Mid-to-high residence	329	136
	Meinian Plaza	Urban Complex	339,703	274,772
	Xiangnian Plaza	Urban Complex	67	61
	Grande Valley	Boutique upscale residence	20,771	21,631
	Long Nian International Plaza	Urban Complex	27,854	15,665



Property Sales (Cont)

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Dongguan	Jun Shan	Boutique upscale residence	87	110
	Jiangshan Hui	Mid-to-high residence	2,521	2,338
Tianjin	Meinian Plaza	Urban Complex	16,323	28,716
	Love Forever	Boutique upscale residence	3,446	3,024
Huizhou	Huiyang Special Town project	Mid-to-high residence	6,541	5,085
	Love Forever	Mid-to-high residence	1,773	936
	Kang Town	Mid-to-high residence	83,306	75,856
Suzhou	Lago Paradise	Boutique upscale residence	25,050	23,768
	Special Town	Boutique upscale residence	1,262	1,504
	Hailrun Complex	Urban Complex	14,297	30,730
Wuxi	Love Forever	Boutique upscale residence	14,165	6,163
	Hailrun Complex	Urban Complex	12,355	6,550
Guilin	Fantasia Town	Urban Complex	3,565	1,835
	Lakeside Garden	Boutique upscale residence	66,216	32,990
Shanghai	Beilun Ningbo	Boutique upscale residence	5,185	3,558
	Self Life	Boutique upscale residence	1,894	10,779
Singapore	Singapore Project	Boutique upscale residence	1,588	17,116
Nanjing	Nanjing Project	Urban Complex	330	721
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	94,799	58,734
	Love Forever	Boutique upscale residence	16,383	17,469
Total			793,789	770,146

Company Updates

On 1 August 2016, Fantasia announced that Shenzhen Xingfu Wanxiang Investment Partnership Co., Ltd., (“Xingfu Wanxiang”), a company invested and established by the Group, together with the Group’ s wholly-owned subsidiary, Shenzhen Qianhai Jianian Investment Fund Management Co., Ltd. (“Qianhai Jianian”) entered into an agreement with Dalian Wanda Commercial Properties Co., Ltd. (“Wanda Commercial”), under which Xingfu Wanxiang and Qianhai Jianian will acquire the entire interests in Wanda Property Management Co., Ltd. (“Wanda Property Management”) from Wanda Commercial. This acquisition is one of the largest in the property management services sector in China.



Company Updates

The acquisition marks a fully-fledged rollout of the Group’s multi-property management brand strategy comprising Colour Life Service Group Co., Limited (“Colour Life” , HKEx stock code: 1778) and its subsidiary, Kaiyuan International, Home E&E and its subsidiary, Fantasia International Property Management. This strategy will further enhance the Group’s service capabilities in the high-end property segment in China, and complete the full life cycle layout based on multi-markets and multi-property types. In addition, it will bring about exponential growth to the Group’s community service business by integrating industry resources and complementing strengths of one another, solidifying the Group’s leadership position in the market further.

Mr. Pan Jun, Chairman of the Board and Chief Executive Officer of Fantasia, indicated that in recent years, the Group’s operations in the first seven months of 2016 had been among its best in recent years. Given that Fantasia has accomplished its transformation during the last three years, the Group will continue to deepen this transformation and perpetually groom this business model into a cutting edge in the industry.

Fantasia’s acquisition of the entire interests in Wanda Property Management has drawn strong full attention from investors and the capital market and won their unanimous endorsement. Domestic and overseas brokerages including Citi, Nomura Securities, Everbright Securities, Guotai Junan Securities, Hai Tong Securities, First Shanghai and Southwest Securities, etc., have released research reports that assigned milestone importance and catalytic impact to this transaction, showcasing the Group’s acquisition and integration capabilities that will reinforce its leading position in the industry. The transaction has also ushered the residential property management industry into an era of professional division of labour, with strong participants staying strong. These brokerages either remain or reiterate their “Buy” ratings for Fantasia and Colour Life.



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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