



Company Operation Information

Fantasia's contracted sales for the first 8 months increased by 20.7% y-o-y to RMB8.551 billion

(5 September 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 August 2016. Fantasia Property Group, a subsidiary of the Group, achieved contracted sales of approximately RMB849 million, with 96,136 sq.m. in aggregated gross floor area (“GFA”) sold. For the first 8 months ended at 31 August 2016, the Group achieved contracted sales of approximately RMB8.551 billion, up 20.7% year on year, thereby completed 71.3% of the sale target for the year.



Fantasia and Colour Life 2016 Interim Results Announcement

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Company Operation Information *(Cont.)*

Mr. Pan Jun, chairman of the Board and Chief Executive Officer of Fantasia indicated that austerity measures will be intensified in selected popular cities in response to the persisting buoyancy in property markets in these cities. However, with the forthcoming of traditional property sales peak season of “Golden September and Silver October”, uptrends will continue on both the supply and demand ends. Thus the Group is embracing mild rallies in its sales performance.

On 11 August 2016, the Group and its subsidiary, Colour Life Service Group Co., Limited (“Colour Life”, HKEx stock code: 1778), announced their unaudited interim results for the six months ended 30 June 2016. Fantasia achieved revenue of approximately RMB5,362 million, up 47.7% year on year. Profit attributable to owners of the Company amounted to approximately RMB266 million, up 28.1% from the RMB208 million for the same period in 2015. Meanwhile, Colour Life achieved revenue of RMB575 million for the first half of 2016, up significantly by 106.8% year on year. Gross profit was approximately RMB255 million, up 23.9% year on year. Besides, the Group achieved breakthroughs in other segments including the Financial Group, the Business Management segment, the Culture and Tourism Group, Futainian and the Education Group with business development met the management’s expectations.

E&E Group (Stock Code: 834669.OC), another publicly-listed subsidiary of the Group, announced its interim results report on 25 August 2016. For the first half of 2016, it achieved revenue of RMB172 million, up 60.71% from the same period of last year. Net profit was RMB40.49 million, up 133.38% year on year. The substantial growth in operating performance was attributable to more projects delivered for occupation during the first half that fuelled revenue growth, and incomes from different operations also saw significant growth.

To further enhance the efficiency of the Group’s financial operations, Shenzhen Xingfu Wanxiang Investment Partnership Co., Ltd, a company invested by the Group, together with Fantasia’s wholly-owned subsidiary, Shenzhen Qianhai Jianian Investment Fund Management Co., Ltd, announced on 1 August 2016 a joint acquisition of 100% equity interests in Wanda Property Management Co., Ltd. This is the largest acquisition in the property management services sector in China to date, and has been highly regarded by a number of domestic and overseas brokerage institutions including Citi, Nomura, Everbright Securities, Guotai Junan, Haitong Securities, First Shanghai and Southwest Securities, etc. This transaction illustrated the Group’s merger and acquisition and integration capabilities, and will further strengthen the Group’s leading industry position. Currently, the Group has started smoothly a variety of post-acquisition business handovers.



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

As a whole, the mainland property market continued its euphoria with land parcels sold at record prices in first- and second-tier cities frequently, pushing up land prices across the board and the expectation for even higher property prices, inviting property developers to raise prices at sales launches. Residential property prices in regional core cities are trending upwards both on a month-on-month and year-on-year basis, and the contagion spread to the neighbouring cities. Increases in both sales volumes and prices were witnessed in Shenzhen, Shanghai, Nanjing, Dongguan, Hangzhou, Huizhou, Tianjin, etc., where Fantasia focuses on, while the subsidiaries in Shanghai and Huizhou met their sales targets for the whole year ahead of schedule.

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
	Longnian Plaza	Urban Complex	117	294
	Love Forever	Boutique upscale residence	8,338	59,430
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	22,625	51,741
Chengdu	Hailrun Plaza	Urban Complex	47	66
	Love Forever	Mid-to-high residence	410	170
	Meinian Plaza	Urban Complex	339,777	274,797
	Xiangnian Plaza	Urban Complex	360	322
	Funian Plaza	Urban Complex	66	75
	Grande Valley	Boutique upscale residence	23,299	23,925
	Long Nian International Plaza	Urban Complex	56,242	28,513
Dongguan	Jun Shan	Boutique upscale residence	87	110
	Jiangshan Hui	Mid-to-high residence	2,645	2,436



Property Sales (Cont)

City	Project Name	Product Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Tianjin	Meinian Plaza	Urban Complex	18,253	31,769
	Love Forever	Boutique upscale residence	3,964	3,661
Huizhou	Huiyang Special Town project	Mid-to-high residence	7,022	5,481
	Love Forever	Mid-to-high residence	1,773	936
	Kang Town	Mid-to-high residence	100,105	91,231
Suzhou	Lago Paradise	Boutique upscale residence	25,742	24,310
	Special Town	Boutique upscale residence	1,732	1,924
	Hailun Complex	Urban Complex	15,602	33,763
Wuxi	Love Forever	Boutique upscale residence	14,326	6,334
	Hailun Complex	Urban Complex	12,409	6,581
Guilin	Fantasia Town	Urban Complex	3,609	1,857
	Lakeside Garden	Boutique upscale residence	82,980	41,183
Shanghai	Beilun Ningbo	Boutique upscale residence	5,210	3,563
	Self Life	Boutique upscale residence	3,012	17,861
Singapore	Singapore Project	Boutique upscale residence	1,893	20,378
Nanjing	Nanjing Project	Urban Complex	5,078	11,661
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	109,516	68,820
	Love Forever	Boutique upscale residence	20,409	21,854
Total			889,925	855,076



Company Updates

Besides, In the capital market, the Group tapped the window for fund raising flexibly and completed an additional RMB1 billion senior note issue on 22 August 2016, on the heels of the successful completion of a RMB600 million senior note issue due 2019 in May. The transaction was highly sought after by international investors. Priced at an effective annual rate of 8.798%, this RMB senior note issue helped the Group lower its funding costs further. According to the plan, the Group intends to apply the net proceeds to refinance certain of its existing indebtedness.

Currently, the Group saw healthy recycling if its sales proceeds and its cash flow was abundant to meet its property development and light-asset transformation needs. Looking ahead, the Group will continue to explore and establish diversified financing channels, optimize onshore and offshore debt structure, lower capital cost and enhance financial stability and capital efficiency in order to power its stable and sustainable development.

About Fantasia

Founded in 1998, Fantasia was successfully listed on the Main Board of The Stock Exchange of Hong Kong in November 2009 under the stock code 1777. Having completed its business strategic layout in the upcoming era of mobile internet and customer big data, Fantasia Group has evolved into a leading financial holding group in China, with a business model driven by financial operations, anchoring on services, and supported by property development. Fantasia conducts full-range of operations and community services, covering eight major areas of value-added services in 181 cities in mainland China, namely – financial services, Colour Life Group, property development, international commercial community services, cultural and tourism, commercial services, senior citizen services and education. So far, the Group has three publicly-listed companies – Fantasia Holdings Group (01777.HK), Colour Life (01778.HK) and Home E&E (834669.CC). It has become the world’s largest residential community service operation provider.

Currently, Fantasia is progressing with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo as well as investing property development projects in Singapore, the United States of America and Taiwan.

It is committing to be the leading industry participant which provides a joyful, colourful and meaningful living space and experience and aims to deliver unique and inspiring living space and experience to value-oriented customers.

To learn more about the Company, please visit Fantasia’s website at: www.cnfantasia.com

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