



Company Operation Information

Fantasia's contracted sales for the first 9 months increased by 16.4% y-o-y to RMB9.518 billion

(5 October 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 September 2016. Fantasia Property Group, a subsidiary of the Group, achieved contracted sales of approximately RMB967 million, with 107,686 sq.m. in aggregated gross floor area (“GFA”) sold.



Wuhan Fantasia Town Project

花样创造价值。



Company Operation Information *(Cont.)*

Mr. Pan Jun, Chairman of the Board of Directors at Fantasia said, “In the first three quarters, Fantasia’s property business maintained stable growth. Our strategic initiatives reinforced sustained and rapid development of our property business in first- and second-tier cities as well as regional core cities, while at the same time, strengthened our sustaining profitability. We believe that our advantages such as comprehensive property development experience, capability in developing innovative business models, rich customer resources, together with our capability in integrating different industries, strong business acumen and adaptability and capability in accurately analysing trends will help us and our partners to better explore the opportunities in the fast-growing markets.”

In addition to reinforcing its core businesses of property development and community services, Fantasia has been exhibiting strong growth in a diversified business landscape, including community finance, retirement community for senior citizens, community education and cultural tourism. The Group’s diversified business landscape has entered into a period of rapid growth, which will evolve into a new growth driver for the future. Currently, the Group sees healthy recycling of its sales proceeds and its cash flow was abundant, with balanced and well-coordinated development of different business segments. Looking ahead, the Group will continue to deepen the strategic layout of its various business segments and corresponding initiatives in pursuit of its goal of becoming “a world-leading integrated community services operator”, to realize the steady, rapid and sustainable development.

In September, the mainland property market continued its euphoria. Although austerity policies were introduced in some regional core cities, sentiment in the land market in these cities remained untamed. Stimulated by land parcels sold at high premium that perpetuated expectations for even higher property prices, it is widely expected that the property prices will rise further in the forthcoming “Golden September and Silver October” season, speeding up making of purchase decisions in the whole market.

Fantasia focuses on the four most economically active regions of the Pearl River Delta economic zone, the Yangtze Delta area, Beijing and Tianjin metropolitan area and Chengdu-Chongqing economic zone in China. The Company also concentrates in developing its businesses in central China, and its projects cover 16 first- and second-tier cities nationwide as well as regional core cities. Reaping benefits from its balanced geographical layout and the booming national property market, transaction volumes in September continued to rise in cities including Shenzhen, Shanghai, Nanjing, Dongguan, Hangzhou, Huizhou, Tianjin where Fantasia focuses on.



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

For the first 9 months ended at 30 September 2016, the Group achieved contracted sales of approximately RMB9.518 billion, up 16.4% year on year, thereby completed 79.3% of the sale target for the year, with 997,610 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
	Longnian Plaza	Urban Complex	117	294
	Love Forever	Boutique upscale residence	8,338	59,430
	Fangling Building	Boutique upscale residence	385	809
	Xiangyun Tiandu Century	Boutique upscale residence	60	355
	Lenian Plaza	Urban Complex	22,824	52,299
Chengdu	Hailrun Plaza	Urban Complex	47	66
	Love Forever	Mid-to-high residence	446	186
	Meinian Plaza	Urban Complex	339,912	274,844
	Xiangnian Plaza	Urban Complex	360	322
	Funian Plaza	Urban Complex	66	75
	Grande Valley	Boutique upscale residence	24,264	24,642
	Long Nian International Plaza	Urban Complex	92,628	46,336
Dongguan	Jun Shan	Boutique upscale residence	87	110
	Jiangshan Hui	Mid-to-high residence	2,717	2,470
Tianjin	Meinian Plaza	Urban Complex	19,562	33,888
	Love Forever	Boutique upscale residence	8,376	9,081



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)
Huizhou	Huiyang Special Town project	Mid-to-high residence	7,184	5,549
	Love Forever	Mid-to-high residence	1,634	865
	Kang Town	Mid-to-high residence	112,756	103,158
Suzhou	Lago Paradise	Boutique upscale residence	27,166	26,893
	Special Town	Boutique upscale residence	1,798	1,945
	Hailun Complex	Urban Complex	18,049	39,060
Wuxi	Love Forever	Boutique upscale residence	14,326	6,334
	Hailun Complex	Urban Complex	12,409	6,581
Guilin	Fantasia Town	Urban Complex	4,116	2,359
	Lakeside Garden	Boutique upscale residence	97,371	48,241
Shanghai	Beilun Ningbo	Boutique upscale residence	5,162	3,509
	Self Life	Boutique upscale residence	3,399	20,388
Singapore	Singapore Project	Boutique upscale residence	1,893	20,378
Nanjing	Nanjing Project	Urban Complex	15,355	33,478
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	127,673	82,415
	Love Forever	Boutique upscale residence	23,646	25,499
Total			997,610	951,784



Company Updates

As for the financing, the Group timed opportunities well, and flexibly tapped an overseas fund raising window as it completed a 5-year USD400 million senior note issue on 27 September 2016, which has become the largest transaction in amount raised from a single issuance among property developers with the same credit rating. The transaction had been more than three times over-subscribed and was highly sought after by investment fund companies. Priced at 7.375% coupon for the senior notes, proceeds from this notes issue will be applied for early redemption of the issued USD senior notes the Group issued. The Group will continue to optimize onshore and offshore debt structure, lower capital costs and enhance financial stability and capital utilization efficiency in order to power its stable and sustainable development.

On 6 September, Colour Life Services Group Co., Limited (HKEx stock code: 1778), the world's largest residential community services operator, received a "2016 China Leading Property Service Brand Enterprise" awards at "2016 China Property Brand Value Research Results Conference & 13th China Property Brand Development Summit Forum", which was jointly held by Development Research Center of the State Council, Real Estate Research Institute of Tsinghua University, and China Index Academy. The Colour Life brand is valued at more than RMB2.6 billion.

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

Fantasia Holdings Group Co., Limited
Stock Code: 1777
Newsletter for September, 2016



花样年
FANTASIA

IR Contact:

Fantasia Holdings Group Co., Limited

Ms. Christy Zheng

Head of Capital Markets & IR Department

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

Email: zhengjy@cnfantasia.com

Mr. Leo Yang / Mr. Ryan Chen

Capital Markets & IR Department

Tel: +86 755 2269 0972 / +86 755 2269 0971

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