



Company Operation Information *(Cont.)*

For the first 10 months ended at 31 October 2016, the Group achieved contracted sales of approximately RMB10.376 billion, up 13.9% year on year, thereby completed 86.5% of its sale target for the year, with 1,100,014 sq.m. in aggregated GFA sold.

Austerity measures were seen tightened further in property markets in many regions in the country at times in the run-up to the National Day vacation. New austerity polices were introduced in property markets in twenty-one cities within a period of only nine days. Faced with the intensified macroscopic tightening efforts, Fantasia stays adhered to its strategy of prudent control of investment risk and the business philosophy of “Fantasia creates value”. Through provision of better diversity in product choices and user-friendly community services to meet core customers’ comprehensive needs on residence, commerce, office, investment and other aspects better, Fantasia is more resilient against market volatility stemming from austerity measures.

In October, Fantasia’s projects situated all over the country continued to pursue stable development with transaction volumes and prices remained stable, especially in cities including Shenzhen, Shanghai, Nanjing, Dongguan, Hangzhou, Huizhou and Tianjin, etc., where Fantasia focuses on. Mr. Pan Jun, Chairman of the Board of Directors at Fantasia said, “In October, austerity measures at the national level, marked by borrowing and purchase restrictions, intensified. These measures were exacted to tame exuberant demand in selected cities and restrain funding sources from purchaser groups which do not have owner-occupier demand. In the long run, these measures can help to stabilize market expectations considerably, and maintain stable growth of real estate market.”

In October, Colour Life accelerated implementation of its ecosystem strategy accelerated again. The Colour Life Ecosystem Changsha Station has commenced operation since 29 October, making Changsha the second location for landing of its nationwide ecosystem strategy rollout after Shenzhen. Subsequently, ecosystem projects in Shanghai, Yiyang and Shenzhen’s Dalang will commence operation one after another.

Mr. Pan Jun, Chairman of the Board of Directors at Fantasia explained further: “In October, Fantasia’s traditional property business maintained stable growth. Apart from the accelerated development in its ecosystem strategy, Colour Life has been accelerating the rollout of its value-add business landscape, including community finance, retirement community for senior citizens, and cultural tourism, etc., seeking to establish a financial group with finance as the driver, community service as the platform, development as the tool. This aims to help all tasks to be completed smoothly in the fourth quarter, achieve the annual targets, provide high-quality products and services for clients, and create more value for investors.”



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

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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	3,499	20,269
	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	340,036	274,914
	Xiangnian Plaza	Urban Complex	425	381
	Funian Plaza	Urban Complex	66	75
	Grande Valley	Boutique upscale residence	27,455	27,641
	Long Nian International Plaza	Urban Complex	119,526	58,872
Dongguan	Jun Shan	Boutique upscale residence	87	110
	Jiangshan Hui	Mid-to-high residence	2,765	2,494
Tianjin	Meinian Plaza	Urban Complex	20,462	35,282
	Love Forever	Boutique upscale residence	8,554	9,161



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

City	Project Name	Product Type	GFA Sol.d	Sales Amount
			(sq.m.)	(RMB 0'000)
Huizhou	Huiyang Special Town project	Mid-to-high residence	7,328	5,609
	Love Forever	Mid-to-high residence	1,634	865
	Kang Town	Mid-to-high residence	130,495	119,362
Suzhou	Lago Paradise	Boutique upscale residence	27,926	28,098
	Special Town	Boutique upscale residence	1,824	1,953
	Hailrun Complex	Urban Complex	18,750	40,277
Wuxi	Love Forever	Boutique upscale residence	18,718	10,886
	Hailrun Complex	Urban Complex	12,409	6,581
Guilin	Fantasia Town	Urban Complex	4,255	2,402
	Lakeside Garden	Boutique upscale residence	117,284	58,268
Shanghai	Beilun Ningbo	Boutique upscale residence	5,177	3,516
	Self Life	Boutique upscale residence	3,954	23,086
Singapore	Singapore Project	Boutique upscale residence	2,235	24,365
Nanjing	Nanjing Project	Urban Complex	18,910	40,901
Wuhan	Wuhan Fantasia Town	Mid-to-high residence	146,046	96,501
	Love Forever	Boutique upscale residence	27,890	31,912
Total			1,100,014	1,037,594



Company Updates

Colour Life Residences under Fantasia Group are receiving widening recognition in the market. According to the latest statistics, Colour Life Residences have landed in 27 cities nationwide, signed cooperation agreements with 24 developers, and have 2,000 apartments sold. There are some 100,000 Colour Life Residence apartments with contracts signed and are ready launch in the market, with contracted area aggregating 10 million sq.m.

Right now, the Company 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 structures, lower capital costs and enhance financial stability and capital efficiency in order to achieve 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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