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Company Operation Information

Fantasia: 2017 full year contracted sales increased by over 60%, exceeding RMB20 billion for the first time

Colour Life accomplished its first share placement and Fantasia increased stake in Colour Life at a premium

(5 January, 2018 – 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 December 2017. Fantasia Property Group, a subsidiary of the Group, sold properties with an aggregate of 588,812 square metres (sq.m.) in gross floor area (“GFA”) and recorded contracted sales of RMB6.874 billion in the month. From January to December 2017, Fantasia Property Group sold properties with an aggregate of 1,909,998 sq.m. in GFA. The accumulated contracted sales reached RMB20.164 billion, passing the RMB20 billion mark for the first time and exceeding its full-year contracted sales target of RMB15 billion by 34.4%.

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Shenzhen · Jiatianxia



The first “Rainbow model” Well Go unmanned convenience store at Shenzhen Fantasia Hailun Complex



Company Operation Information (Cont.)

China's real estate industry continued its transformation and diverse developments in 2017. The country's property market regulation policy was extended to ever more cities. The number of cities subject to restrictions on home purchase hit a new high. Although the sales growth rate decelerated in 2017 compared with that in 2016, other indicators of the property market such as sales volume, average selling price ("ASP"), the number of land purchases, and the number of newly started projects continued to register growth.

Contracted sales in December surged by 537% year on year while full-year contracted sales increased by 65%, exceeding the RMB20 billion mark for the first time

In December, Fantasia's contracted sales hit a monthly new high of RMB6.874 billion, representing a month-on-month growth of 207.37% and year-on-year growth of 537.12%. A breakdown of sales by location shows that first- and second -tier cities such as Shenzhen, Chengdu, Wuhan, Nanjing and Suzhou still made outstanding contributions to the Group's sales. Among the projects in the above cities, Shenzhen Jiatianxia sold well and recorded contracted sales of RMB1.21 billion. Wuhan Flower Garden, another newly launched project, recorded contracted sales of RMB800 million which fully reflects the market's recognition of the Fantasia brand.

Fantasia accomplished sales that substantially exceeded its full-year 2017 sales target of RMB15 billion and passed the contract sales mark of RMB20 billion for the first time. The contract sales surged by nearly 65% to RMB20.16 billion in 2017 from RMB12.21 billion in 2016 while the GFA sold was 1.91 million square meters, up by 44%.

Throughout the year, the Pearl River Delta, the Yangtze River Delta and central China remained Fantasia's major sales contributors. Contracted sales at first-tier cities accounted for about 25% of the Group's total while sales of high-end residential properties accounted for about two thirds. Under its plan for investment and geographical market coverage, Fantasia acquired and developed lands in first-tier and core second-tier cities with well-developed economy and the inflow of population because these factors can mean sufficient rigid demand and robust upgrader demand. To respond to the state policy on the regulation and control of the property market as stipulated in the 19th National Congress (which was sum up in a slogan "Properties are something to live in, not to speculate on"), Fantasia will develop properties that meet the real needs.

Company Operation Information (Cont.)

Planning for property agency business that deals in second-hand residential properties and arranges for the long-term leases of rental apartments, Colour Life actively explore a new type of retail business

On 26 December 2017, Colour Life Service Group Company Limited and Fang Zhang Gui Group (“Fang Zhang Gui”) entered into a strategic cooperation agreement in Shenzhen. Under that agreement, Shenzhen Lokea Network Technology Co. Limited (“Lokea”), which is part of Colour Life’ s ecosystem of businesses, will become a shareholder of Fang Zhang Gui’ s property agency business that deals in second-hand residential properties in Shenzhen, Shanghai, Zhuhai, Dongguan and Wuhan, etc. In the meantime, Fang Zhang Gui will become a shareholder of Haohaozu, a long-term apartment rental platform in Colour Life’ s ecosystem of businesses. Lokea and Fang Zhang Gui will develop in-depth cooperation in the trading of second-hand residential properties and the operation of rental apartments under long-term leases.

On 19 December 2017, the first “Community/Business District+ Unmanned Convenience Store” co-developed by Colour Life Service Group Company Limited and Rainbow Department Store Company Limited made its debut in Shenzhen Fantasia Hailun Complex. This represented a perfect match of the two companies. The joint effort manifested Colour Life’ s strategy for building its ecosystem of businesses for intelligent community and, at the same time, encapsulated Rainbow Department Store’ s service philosophy, which is to improve the lifestyle of residents through technological innovations, including Internet of Things, internet and artificial intelligence. The introduction of Well Go, the unmanned convenience store that adopts the “Rainbow model” , has diversified the business of Colour Life Zhilian Wonderful Life Service System. Well Go can serve as a good example of a new type of retail in a community.

Fantasia increased equity stake in Colorlife at premium and assisted in Colorlife’ s first share placement to further improve shareholder structure

On December 19, 2017, Fantasia Holding Group Co., Ltd. and Colour Life Services Group Co., Ltd. (“Colour Life”) jointly announced that Color Life would issue a total of 231.5 million new shares of Color Life to Fantasia at a price of HKD5.1 per share to settle a portion of the consideration of the acquisition of Wanxiangmei Property Management Co., Ltd. The issue price of the consideration shares represents a premium of approximately 3% over the average closing price of HKD4.946 for the last five trading days up to and including December 18, 2017. This fully demonstrates the confidence of Fantasia, as the major shareholder, in Color Life’ s growth in the future. Upon completion of the transaction, Fantasia will hold a 59.93% stake in Color Life.

On December 20, 2017, Colour Life issued 87,246,000 new shares to multiple independent institutional investors at a price of HKD5.00 per share. The new shares represented approximately 8.06% of the enlarged issued share capital of the Company. This is the first share placement since the listing of Color Life and it will help the Company broaden its shareholder base and introduce new long-term investors as well as maintain its public float. The net proceeds of approximately HKD435 million will be used for general working capital of the Company.



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

For December 2017, Fantasia recorded an aggregated sold gross floor area (“GFA”) of 588,812 square metres (sq.m.) and contracted sales of RMB6.874 billion. For the full year, accumulated sold GFA surged to 1,909,998 sq.m., accumulated contracted sales surged to RMB20.164 billion, exceeding the Group’s full-year contracted sales target of RMB15 billion by 34.4%.

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Longqi Bay	Urban Complex	26,759	74,695
	Longnian Plaza	Urban Complex	331	865
	Fuchi Mansion	Boutique Upscale Residence	7,437	32,482
	Jiatianxia	Boutique Upscale Residence	32,000	121,610
	Lenian Plaza	Urban Complex	894	3,468
Chengdu	Fantasia Town	Mid-to-high Residence	1,036	668
	Jiatianxia	Boutique Upscale Residence	136,247	120,716
	Xiang Men Di	Boutique Upscale Residence	211,168	150,497
	Fantasia Town	Mid-to-high Residence	29,616	5,909
	Grande Valley	Boutique Upscale Residence	40,265	44,204
	Jun Shan	Boutique Upscale Residence	1,473	520
	Long Nian International Plaza	Urban Complex	87,402	58,168
Dongguan	Jun Shan	Boutique Upscale Residence	2,444	1,688
	Xin Chengshi Huayuan	Boutique Upscale Residence	54,494	67,668
	Jiangshan Hui	Mid-to-high Residence	9,863	3,721
Tianjin	Meinian Plaza	Urban Complex	13,049	16,752
	Love Forever	Boutique Upscale Residence	12,352	2,343
Huizhou	Special Town project	Mid-to-high Residence	10,987	11,154
	Love Forever	Boutique Upscale Residence	71	84
	Kangchengsiji	Mid-to-high Residence	213,663	199,638
Suzhou	Lago Paradise	Boutique Upscale Residence	44,877	40,270
	Cixi Yue Cheng	Boutique Upscale Residence	67,237	105,183
	Taicang Taigu City	Boutique Upscale Residence	4,561	6,535
	Special Town project	Boutique Upscale Residence	19,114	16,810
	Hailun Complex	Urban Complex	22,059	31,891

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

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq. m.)	(RMB 0'000)
Ganzhou	Yunding Gongguan	Mid-to-high Residence	19,432	11,716
Shijiazhuang	Sports Town	Mid-to-high Residence	19,358	17,694
Wuxi	Love Forever	Boutique Upscale Residence	169	152
Kunming	Yishu Huaxiang	Mid-to-high Residence	355	260
Guilin	Fantasia Town	Boutique Upscale Residence	10,605	3,956
	Lakeside Garden	Boutique Upscale Residence	247,867	131,009
Shanghai	Love Forever	Boutique Upscale Residence	819	407
	Qu Yuan	Boutique Upscale Residence	248	1,340
Singapore	Singapore project	Boutique Upscale Residence	6,221	79,453
Nanjing	Hailun Garden	Urban Complex	63,994	106,566
	Love Forever	Boutique Upscale Residence	139,054	105,537
Wuhan	Wuhan Fantasia Town	Mid-to-high Residence	53,164	38,378
	Wuhan Pair Life	Boutique Upscale Residence	35,000	70,000
	Flower Garden	Boutique Upscale Residence	18,553	80,151
	Hanzhengjie	Urban Complex	62,051	137,145
	Wuhan Jinxiu Town	Boutique Upscale Residence	170,720	102,920
	Love Forever	Boutique Upscale Residence	12,989	12,211
Total			1,909,998	2,016,434

Company News

- On 14 December 2017, The “China Community Thermometer 2.0” was jointly announced by Soushe Community Service Development Institute Limited (of which Fantasia is one of the founders) and China Community Development Association during the 2017 Annual Meeting of China Community Development in Beijing Shunyin Hotel. The upgraded “China Community Thermometer” is a great stride in dynamic monitoring of and quantitative research on China’s community development because it enables the collection of big data for analysis.

Fantasia Holdings Group Co., Limited
Stock Code: 1777
Newsletter for December, 2017



花样年
FANTASIA

About Fantasia

Founded in 1998, Fantasia was successfully listed on the Main Board of The Stock Exchange of Hong Kong in December 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 over 200 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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