



Company Operation Information

Fantasia's July contracted sales grew in both volume and value

Colour Life's community-based service platform "Cai Hui Rensheng" announces progress made

(6 August, 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 July 2018. Fantasia Property Group, a subsidiary of the Group, sold properties with an aggregate of 108,021 square metres (sq.m.) in gross floor area ("GFA") and recorded contracted sales of RMB1.536 billion, which represented a **year-on-year growth of 118.63%**. For the first seven months of 2018, the Group sold properties with an aggregate of 1,273,205 sq.m. in GFA. The accumulated contracted sales during the period **grew by 123.15% year on year** to RMB12.843 billion, which means accomplishment of 42.8% of the full-year contracted sales target of RMB30 billion.

花样创造价值



Jiatianxia · Chengdu



Colour Life Assists the Community Innovation
2018 Conference

Company Operation Information (Cont.)

At the beginning of the second half of 2018, the number of transactions on the property market in July rose steadily with slight increases recorded in different cities. Specifically, the number of property transactions grew by 16.6% month on month in first-tier cities. In Shenzhen, for example, the number of property transactions surged by nearly 70% month on month. Among the second- and third-tier cities, Nanjing recorded a month-on-month increase of 116.6% in the number of property transactions. The sales at the top 100 property developers increased by approximately 57% year on year in July, and such sales from January to July increased by approximately 40% compared with the same period of last year, which was driven by a rebound in sales for four consecutive months. The country's land supply decreased in July compared with that in June, but increased by nearly 20% year on year. The Chinese government continued to tighten both the regulation of the property market and the credit.

Fantasia lead the industry in terms of contracted sales growth

Fantasia achieved contracted sales of RMB1.538 billion in July and maintained momentum of high growth. The year-on-year growth rate in a single month continued to more than double, reaching 118.63% in July, far exceeding the average growth rate of 57% recorded by the country's top 100 property developers (Source: EHConsulting). Moreover, the average selling price ("ASP") in July exceeded RMB14,000 per square metre for the first time, representing a year-on-year increase of nearly 90%. For the period from January to July, the Group led the industry in terms of contracted sales growth by recording a year-on-year growth of 123.15%. In terms of specific projects, Baolifeng in Hefei, Lake Piedmont International in Guilin and Xiangmendi in Chengdu recorded contracted sales of RMB822 million, RMB160 million and RMB107 million respectively, which indicated good sales performance. In addition, the Group's other property projects such as Jiatianxia in Shenzhen, Zhihui City and Daxigu in Chengdu also achieved outstanding sales performance.

"Cai Hui Rensheng" marked a milestone by innovating the community-based consumption services

The "Colour Life Assists the Community in Stimulating Economy – Innovation in the Community 2018 Conference (Shenzhen, China)" was jointly organised and held by China Property Management Institute and Colour Life Services Group in July. At the conference, capital investment, property management, community-based commercial activities and the residents' living in such communities were discussed under the theme of "innovation and new economy in the community", with the aim of accelerating the upgrading of the property management in China and of inspiring innovation and healthy and sustainable development of the community-based economy.

The Caizhiyun-based community service platform – "Cai Hui Rensheng" was launched on 31 March 2018. "Cai Hui Rensheng" connects the property management to the commercial service with the consolidation of the vendors and service providers of clothing, food, accommodation, transport, entertainment, shopping and travel. By joining hands with the merchants in granting concessions to customers, the platform created a new type of community-based retail by returning some of the property management fees to home owners. This not only has enabled the home owners to save money but also has improved the management fee collection rate. According to the statistics, since its launch, "Cai Hui Rensheng" recorded a total number of users of around 610,000 and the daily average page views of 43,100. This means that over 40,000 visits are paid by more than 10,000 users to the online platform everyday. As of 5 July 2018, the number of total orders placed on the platform of Cai Hui Rensheng reached 391,818 and the property management fee waived for home owners has amounted to more than RMB13.00 million within 96 days of the launch of the platform.



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

In July 2018, Fantasia achieved contracted sales of RMB1.536 billion, which represented a **year-on-year growth of 118.63%**. For the first seven months of 2018, the Group sold properties with an aggregate of 1,273,205 sq.m. in GFA. The accumulated contracted sales during the period **grew by 123.15% year on year** to RMB12.843 billion, which means accomplishment of 42.8% of the full-year contracted sales target of RMB30 billion.

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Pair Life	Boutique Upscale Residence	1,234	3,087
	Fuchi Mansion	Boutique Upscale Residence	2,456	11,836
	Jiatianxia	Boutique Upscale Residence	14,810	57,848
	Lenian Plaza	Urban Complex	175	829
Chengdu	Zhihui City	Mid-to-high Residence	200,686	164,954
	Jiatianxia	Boutique Upscale Residence	206,009	215,853
	Xiangmendi	Boutique Upscale Residence	228,221	163,062
	Fantasia Town	Mid-to-high Residence	64	46
	U Hotel	Urban Complex	8,255	10,000
	Grand Valley	Boutique Upscale Residence	49,536	42,678
	Long nian International Plaza	Urban Complex	36,226	29,468
Dongguan	Jun Shan	Boutique Upscale Residence	12	11
	Xin Chengshi Huayuan	Boutique Upscale Residence	29,949	39,017
	Jiangshan Hui	Mid-to-high Residence	113	49
Tianjin	Meinian Plaza	Urban Complex	5,318	8,579
	Jiatianxia	Boutique Upscale Residence	35,576	43,466
Huizhou	Kangchensiji	Mid-to-high Residence	13,803	16,243
Ganzhou	Yunding Mansion	High-mid tier residential	34,552	19,202
Shijiazhuang	Linghang Guoji	Mid-to-high Residence	6,557	7,402
	Sports Town	Mid-to-high Residence	11,547	10,387

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)
Suzhou	Cixi Yue Cheng	Boutique Upscale Residence	22,327	34,660
	Lago Paradise	Boutique Upscale Residence	10,441	12,719
	Special Town Project	Boutique Upscale Residence	400	363
	Hailrun Complex	Urban Complex	169	302
Wuxi	Love Forever	Boutique Upscale Residence	518	469
Guilin	Fantasia Town	Mid-to-high Residence	7,462	2,790
	Lakeside Eden	Boutique Upscale Residence	169,337	97,840
Shanghai	Love Forever	Boutique Upscale Residence	299	154
Hefei	BaoLi & Fung	Mid-to-high Residence	61,282	138,546
Nanjing	Hailrun Garden	Urban Complex	18,745	36,360
	Love Forever	Boutique Upscale Residence	39,322	21,817
Wuhan	Fantasia Town	Mid-to-high Residence	996	748
	Biyuntian	Boutique Upscale Residence	14,130	19,782
	Huahaoyuan	Boutique Upscale Residence	41,396	72,442
	Love Forever	Boutique Upscale Residence	1,282	1,281
Total			1,273,205	1,284,290

Company News

- On 12th July, Colour Life held the Colour Life Times Square Investment conference in Shenzhen. Colour Life Times Square is a shopping mall that places emphasis on lifestyle and it is a key component of Colour Life's ecosystem of businesses. The shopping mall and the online platform Caizhiyun will form a one-stop lifestyle service platform. The organic combination of the Internet and the physical shopping mall manifests a new business model of "Internet + Community Business" and enhances the ecosystem of businesses in smart communities.
- Colour Life Services Group was awarded "AA" credit rating with a stable outlook by China Chengxin Securities Rating Co., Ltd., a well-known domestic rating agency. This reflects that Colour Life's positioning and its innovative operation have been recognised. The upgrade of the rating is of great significance as it enables the company to expand its financing channels, lower its financing costs and thus increase its overall competitiveness in the market.



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 strategic plan for business development 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 a full range of operations and community services, covering eight major areas of value-added services in 181 cities in mainland China, namely – financial services for communities, Colour Life Residence services for communities, property development, operation of commercial properties for international business and tourism, cultural tours of communities, commercial property management in communities, elderly care and education in communities. 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 making good progress with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo. It has invested in property development projects in Singapore, the United States of America and Taiwan.

It is committed to providing a joyful, colorful and meaningful living space and experience as a leading industry participant 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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