



Company Operation Information

Fantasia: Remarkable Results In Real Estate Business's Focused Regions

Colour Life: Awarded the Best Investor Relations Management of "Golden Hong Kong Stocks"

Layout of the Taiwan market Establishment of a joint venture with Taiwan Secom

(4 February, 2019 – 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 January 2019. Fantasia Real Estate Group, a subsidiary of the Group, achieved contracted sales area and contracted sales of **163,856 sq.m.** and **RMB1,702 million** in January, representing a **single month year-on-year increase of 5.03%**. The selling price per square metre was **RMB10,385**.



Fantasia Huizhou Jitianxia



Colour Life

Company Operation Information (Continues)

Single month contracted sales amounted to RMB1,702 million, representing a year-on-year increase of 5.03%

Fantasia continued to focus on local regions and expanded its presence nationwide. We adopted prudent investment strategy, promoted readily marketable products, accelerated destocking process and improved turnover rate. In January 2019, the contracted sales amount was approximately RMB1,702 million, representing a year-on-year increase of 5.03%, and average selling price was RMB10,385 per sq.m.. From the urban layout perspective, Chengdu has become the main sales driver, contributed a total of approximately RMB640 million in contracted sales, representing over 37%. Of which, Huizhou Jiatianxia, Chengdu Ziyang and Suzhou Taihu Tiancheng were projects newly launched into the market. The Group achieved remarkable sales results from its three projects through improved self-constructed channels, focused customer operations, adjusted and optimised measures in sales model to assure customer increase. These measures had contributed contracted sales of RMB35.63 million, RMB91.25 million and RMB110 million respectively.

Fantasia focused its development in Chengdu and achieved the RMB10 billion mark in sales for the first time

In 2018, Fantasia Chengdu Branch seized the market segment rotation opportunities in the cities of Sichuan Province in the first half of the year to layout proactively, and continued to focus its development in Shuangliu and Pidun. The 550 units of Fantasia.Xiangmendi, which were newly launched in December 2018 were sold out quickly, thanks to the product planning in satisfying the needs of first home purchase and living standard improvement demand as well as the introduction of intelligent community product concept. With the rising trend in Chengdu's housing prices in 2018, it is expected that the gross profit margin of Fantasia will further increase due to the anticipating carry forward effect of its products.

Company Operation Information (Continues)

In early 2017, Fantasia resumed its real estate development business and began to adjust product layouts. We also improved the proportion of boutique upscale residences and lowered the development of urban complexes to complement the need of mid-to-high end residential products. The proportion of boutique upscale residences climbed up to 83.6% from 68.1% in the first half of 2017. With regard to regional distribution, the proportion of Chengdu Chongqing Economic Zone rose to 53% in the middle 2018 from 9.9% in the first half of 2017.

Colour Life entered into the Taiwan market and established a joint venture company with Taiwan Secom

On 17 January 2019, Colour Life and Taiwan Secom Group signed a strategic cooperation agreement in Taiwan. Both parties will conduct comprehensive cooperation in community services, fully leverage on their respective advantages to jointly promote the integration of intelligent community resources, and established a joint venture company to explore the implementation and execution of Colour Life's internet-based platform service model in Taiwan. Mr. Tang Xuebin said this cooperation is the unanimous intention of both parties after making preliminary mutual visits, investigations, communication and negotiations to each other. Both parties will jointly construct an intelligent community business service platform, and the joint venture company will be incorporated in Taiwan.



Property sales (Note: The information in this monthly newsletter is unaudited and may be adjusted)

Fantasia recorded contracted sales of 163,856 sq.m. and RMB1,702 million in January 2019, representing a single month year-on-year increase of 5.03%. The selling price per square metre was RMB10,385.

城市	项目名称	产品类型	销售面积	销售金额
			(平方米)	(人民币万元)
成都	资阳项目	精品高档住宅	12,379	9,125
	智荟城	精品高档住宅	10,773	7,681
	花漾锦江	城市综合体	3,351	6,982
	家天下	精品高档住宅	13,964	19,121
	香门第	精品高档住宅	228	29
	花样城	中高档住宅	14,961	10,633
	大溪谷	精品高档住宅	5,901	4,234
	看今朝	精品高档住宅	406	950
	龙年国际	城市综合体	14,663	4,734
石家庄	领航国际	中高档住宅	1,439	1,625
	体育小镇	中高档住宅	164	167
苏州	碧螺湾	精品高档住宅	612	1,000
	太仓太古城	精品高档住宅	1,040	1,523
	喜年中心	精品高档住宅	942	1,314
	太湖天城	精品高档住宅	5,529	11,279
	慈溪悦城	精品高档住宅	3,767	4,495
	慈溪珑玥府	精品高档住宅	12,291	13,520

Property sales continues (Note: The information in this monthly newsletter is unaudited and may be adjusted)

城市	项目名称	产品类型	销售面积	销售金额
			(平方米)	(人民币万元)
深圳	家天下	精品高档住宅	2,341	9,063
天津	家天下	精品高档住宅	8,570	10,512
惠州	家天下	中高档住宅	2,273	3,563
	花好园	中高档住宅	358	418
	康城四季	中高档住宅	50	19
青岛	碧云湾	中高档住宅	3,462	4,200
昆明	麓湖国际	中高档住宅	5,510	3,628
桂林	麓湖国际	精品高档住宅	10,580	6,100
上海	花郡	精品高档住宅	558	506
合肥	宝利丰	中高档住宅	1,537	3,510
南京	喜年中心	城市综合体	126	328
	家天下	精品高档住宅	24,010	28,876
	花郡	精品高档住宅	391	320
武汉	花郡	精品高档住宅	1,680	709
总计			163,856	170,164



Company News

Dual approach in light and heavy asset development: encompassing growth and defensive nature

At present, both our light and heavy businesses are interacting with sufficient liquidity. We have adequate cash reserves, and both the principal and interest of maturing domestic and overseas bonds are fully converted and settled. Against the backdrop of downward market environment in 2018, Fantasia successfully achieved a sales amount of RMB30.173 billion, representing a growth of 50% year-on-year and accomplished its yearly sales target. Such results had proved the core competent strength of Fantasia in surviving in adverse market conditions, made dynamic adjustment and layout pre-arrangement in meeting market changes, which in turn ensured stable and high-quality growth.

In the days to come, Fantasia Group will firmly grasp market direction, continue to adhere to “community +” strategy, and focus on its dual principal businesses of “real estate development and community services”. In 2019, the Company will spend much greater efforts in acquiring high quality land sites at low prices through mergers and acquisition to further enhance operation efficiency. Complemented by its high-quality community value-added services, we will take both light and heavy asset into consideration to give full play of our strategic advantages and increase profit margins. We will devote to build better communities, and create better returns for shareholders.

Colour Life made early repayment of RMB1.0 billion short-term loans

On 9 January 2019, Colour Life announced that it had repaid its short-term loans of RMB690,000,000 prior to their maturity (the “**Early Repayment**”). The loans were RMB1,000,000,000 in total which were borrowed from an onshore financial institution in early February 2018, of which RMB310,000,000 was already early repaid at the end of 2018. Hence, the short-term loans were all fully repaid in advance. The Early Repayment is expected to save future interest expenses and improve the gearing ratio of Colour Life. In 2019, Colour Life will further repay its debts to control them within a safety boundary. It will continue to optimise its asset and liability structure, and create more long-term value for its investors.

Company News (Continues)

Splendid Fortune, a substantial shareholder, increased its shareholding in Colour Life by acquiring 500,000 shares at a consideration of HK\$2,077,000

On 11 January 2019, Colour Life was informed by its shareholder, Splendid Fortune Enterprise Limited (“Splendid Fortune”), that it had acquired 500,000 ordinary shares of Colour Life in the open market for a total consideration of HK\$2,077,000 (representing an average price of HK\$4.1537 per share). After this shareholding increase, Splendid Fortune holds 16.37% of the total issued share capital of Colour Life. As at the date of the announcement, Splendid Fortune is owned as to 43.34% by Mr. Tang Xuebin, the executive director and chief executive officer of Colour Life. Such move has demonstrated the recognition of the long-term value of the company by its management.

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Company News (Continues)

Color Life was awarded the Best Investor Relations Management of “Golden Hong Kong Stocks”

On January 16, 2019, at the 2018 “Golden Hong Kong Stocks” annual awards ceremony held in Shenzhen, Colour Life was awarded the Best Investor Relations Management of “Golden Hong Kong Stocks”. The selection of 2018 “Golden Hong Kong Stocks” listed companies was co-sponsored by Zhitong Finance and Tonghuashun Finance, the leading domestic Hong Kong-US stock information portals. The selection of expert committees based on the company's past year performance growth, industry ranking, corporate governance, business model and market influence. The factors such as the strength and capital market performance are scored, and the corresponding public voting weights are selected to select the final winner list.



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. Through the real estate + community double-head strategy, Fantasia Group is committed to building China's first-class real estate community intelligence makers and the largest community O2O service platform, covering eight major areas of value-added services in 209 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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